

STAFF REPORT

THE CORPORATION OF THE TOWN OF COBOURG



| | | | |
|--|---|----------------------|---|
| Report to: | Mayor and Council Members | Priority: | <input type="checkbox"/> High <input checked="" type="checkbox"/> Low |
| Submitted by: | Dave Johnson Planner II – Heritage Planning and Development Planning djohnson@cobourg.ca | Meeting Type: | Open Session <input checked="" type="checkbox"/> Closed Session <input type="checkbox"/> |
| Meeting Date: | August 11, 2021 | | |
| Report No.: | HP-2021-025 | | |
| Submit comments to Council | | | |

Subject/Title: Demolition Request – 127-129 King St. W & 209 Hibernia St.

RECOMMENDATION:

WHEREAS, Planning and Heritage staff has reviewed the documentation associated with the proposed demolition of the mixed-use buildings at 127-129 King St. W and at 209 Hibernia Street and has concluded that the proposed demolition is consistent with the Commercial Core Heritage Conservation District (HCD) Plan;

AND WHEREAS, Planning and Heritage Staff has reviewed the documentation for proposed Building A and Building B and has concluded that the proposed re-development plans do not meet the intent of the HCD Plan and are insufficient to appropriately demonstrate height, massing, scale and design and how the buildings integrate into their surrounding cultural heritage context;

NOW THEREFORE, it is recommended that Heritage Permit Application HP-2021-025 as submitted by Jeff Weng on behalf of William Academy to permit the demolition of structures at 127-129 King St. W and 209 Hibernia St. be endorsed *in principle*, subject to the submission and approval of updated/revised architectural building design plans and a new/updated CHIA which demonstrates that the proposed buildings will be compatible with the surrounding cultural heritage context of the HCD with respect to height, massing, scale and architectural design, all to be completed prior to final approval of the Heritage Permit.

1. STRATEGIC PLAN

Places: The Town protects, preserves and promotes its natural assets, heritage, arts, culture and tourism.

2. PUBLIC ENGAGEMENT

The Cobourg Heritage Advisory Committee (CHC) operates in accordance with the Advisory Committee and Local Board Policy and Procedures for municipal boards and committees in the Town of Cobourg.

In general, the CHC is comprised of seven (7) members: one (1) member of Council and six (6) citizen members which reflect the diverse interests of the community.

The agenda for a CHC meeting is prepared and distributed to all committee members and is posted on the Municipal Website at least forty-eight (48) hours in advance of the scheduled meeting date, in an electronic format where possible.

Existing heritage legislation does not prescribe public notification or meetings for approval of alterations to designated properties, however the Cobourg Heritage Master Plan and implementing Heritage Conservation District Plans and associated regulations/guidelines underwent extensive public consultation and engagement prior to their approval. Review and approval of Heritage Permits by the Town are undertaken within the context of these documents.

The CHC also receives public delegations and communications/ correspondence from citizens in accordance with the Advisory Committee and Local Board Policy and Procedures for municipal boards and committees in the Town of Cobourg.

3. PURPOSE

To review and approve a demolition request on two Part V (Heritage Conservation District) properties and associated justification Cultural Heritage Impact Assessment report prepared by Bob Martindale, MCIP, CAHP, of Martindale Planning Services in association with D. L. Bryan, P. Eng., OAA, MRAIC, CAHP, of Barry Bryan Associates.

4. ORIGIN AND LEGISLATION

An application for a Heritage Permit was received on, July 27, 2021, from Jeff Weng on behalf of William Academy to undertake a full demolition of 127-129 King St. W. (former Sleep Made Simple) and 209 Hibernia St (currently a two-storey commercial/residential building).

The subject property is located in the Commercial Core Conservation District designated under Part V of the Ontario Heritage Act and by By-law #27-90 as amended by By-law #118-91 and by By-law #042-2016

In accordance with Ontario Heritage Act, the 90-day deadline for Council to deal with the application is October 25, 2021.

Proposed Scope of Work

1. Demolition of two (2) District designated structures – See Appendix A Cultural Heritage Impact Assessment



Figure 1: 127-129 King St. W (Former Sleep Made Simple)



Figure 2: 127-129 King St. W (Former Sleep Made Simple)



Figure 3: 127-129 King St. W – showing west elevation



Figure 4: 127-129 King St. W – showing west elevation



Figure 5: 127-129 King St. W – showing west elevation



Figure 6: 127-129 King St. W – showing rear (south) elevation



Figure 7: 127-129 King St. W – showing rear (south) elevation



Figure 8: 127-129 King St. W – showing rear (south & east) elevation



Figure 9: 127-129 King St. W – showing rear (east) elevation



Figure 10: 209 Hibernia St – showing side (north) elevation



Figure 11: 209 Hibernia St – showing rear (west) elevation



Figure 12: 209 Hibernia St – showing front (east) elevation – image courtesy: Google Maps

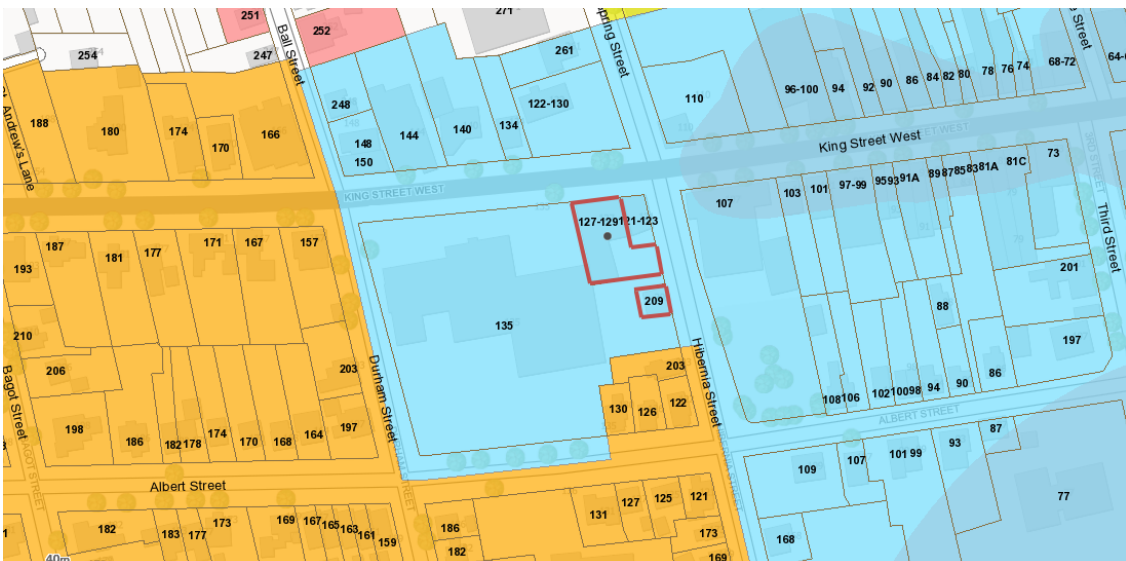


Figure 13: 209 Hibernia St – showing side (south) elevation – image courtesy: Google Maps

5. BACKGROUND

Geographic Context

The subject property at 127-129 King St. W is located on the south side of King Street West, just west of Hibernia and 209 Hibernia is located on the west side of Hibernia just south of King St. W.



Above: The subject properties are shown outlined in red within the context of the Commercial Core Heritage Conservation District (indicated in blue). The properties shaded in orange are part of the West Heritage Conservation District. The properties shaded in pink are listed on the Municipal Heritage Register but are not formally designated.

Historical and Architectural Context

127-129 King St. W & 209 Hibernia St.

Staff would normally give a historical and architectural overview in this space; however, one is not available at this time for either property based on our files. Please refer to Appendix A, CHIA.

6. ANALYSIS

The Town of Cobourg's Heritage Master Plan was adopted by Council in 2016 to direct conservation and management of the Town's heritage resources. As part of this project, the existing Heritage Conservation District guidelines for all of the Town's Heritage Conservation Districts designated under Part V of the Ontario Heritage Act were reviewed, and Heritage Conservation District Plans were prepared. The Commercial Core Heritage Conservation District Plan was adopted by By-law 042-2016 on May 24th, 2016.

The Plan contains policies and guidelines for conservation and the management of growth and change in the Commercial Heritage Conservation District. Policies are requirements that must be followed when undertaking alterations to buildings or changes to properties. Guidelines are best-practice suggestions to be considered when undertaking alterations to buildings or changes to properties.

The following section of this report provides excerpts from the Commercial Core Heritage Conservation District Plan that are relevant to the evaluation of the proposed scope of work.

9.0 Demolition and removal of buildings and structures

Building demolition is not prohibited by the Ontario Heritage Act, but it will be actively discouraged within the Commercial Core Heritage Conservation District. Property owners are encouraged to work with existing heritage buildings, altering and adding to them in a sympathetic manner, rather than demolishing and building anew.

9.1 Demolition of buildings and structures

Policies

- a) The demolition of buildings and structures that contribute to the architectural or historic character or heritage attributes of the district shall not be permitted. Exceptions may only be considered:

- i. In extenuating circumstances such as natural disasters (e.g., fire, flood, tornado, and earthquake),
 - ii. Where there is a greater public interest served, as determined by Council, through the demolition of the building or structure, or
 - iii. Where it is determined through a Heritage Impact Assessment that the building is not a contributing structure to the heritage character of the District.
- b) Further to 9.1.a.i), other extenuating circumstances shall generally constitute those situations where public health and safety is considered to be compromised and the Town of Cobourg's Chief Building Official has received structural assessment advising that a building or structure is beyond repair and has been determined to be unsafe. The structural assessment must be prepared by a professional engineer with expertise and experience in heritage buildings and structures.

The property owner shall demonstrate that all other options have been investigated including: preservation; rehabilitation; restoration; retro-fitting; re-use; mothballing; etc. and that they are not viable options.

- c) Where Council considers an application for demolition under 9.1.a.ii), financial impact shall not be the sole reason in determining that demolition is a greater public interest.
- d) Should a heritage permit for demolition of a building that contributes to the heritage character or heritage attributes of the District be submitted to the Town, the following conditions shall be met:
- i. The property owner shall retain an appropriately qualified heritage professional to evaluate the potential loss to the cultural heritage value of the District in support of the demolition request of a heritage building, in the form of a heritage impact statement/assessment.
 - ii. It shall be required that the property owner shall provide drawings for a new building / site landscaping with the heritage permit application. In extenuating circumstances where demolition has been required as a result of natural disaster or public safety concerns, once a building has been demolished and the property is considered to be in a stable and safe state the property owner shall submit the required heritage permit application for a new building and / or site landscaping within six months of site clearance.
 - iii. A record of the building or the remains of the building through photography and/or measured drawings may be required as a condition of demolition approval, at the discretion of Town Planning Staff and/or the Heritage Committee.

Within two years of that submission, or as mutually agreed upon by the property owner and the Town of Cobourg (but in no case greater than 5 years), if new

construction has not been completed, the provisions of the Ontario Heritage Act shall apply with respect to contraventions of the Act.

Discussion

Prior to Council's adoption of the Commercial Core Heritage Conservation District (HCD) Plan in 2016, Heritage Permit applications were primarily evaluated against the Town of Cobourg's Heritage Conservation District Guidelines and Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada. The Commercial Core Heritage Conservation District Plan provides the same level of heritage conservation using best practices as expressed in the Standards and Guidelines for the Conservation of Historic Places in Canada, while continuing with a similar management of future change and potential new development within the Commercial Core Heritage Conservation District Plan as the previous Heritage Conservation District guidelines. The Commercial Core Conservation District Plan is also consistent with the 2005 changes to the Ontario Heritage Act, the 2020 Provincial Policy Statement and the Ontario Heritage Toolkit.

Pre-consultation with the proponent was conducted by Planning and Heritage staff on an on-going basis through 2020 to present day. Given that the property is located within the Commercial Core HCD, the HCD plan outlines the justification that is required to have a district designated structure demolished, including the preparation of a Cultural Heritage Impact Assessment (CHIA) to determine if the structure is a contributing structure to the overall HCD.

CHIA (Martindale Planning Services) – Appendix A

Demolition

The CHIA submitted by the applicant provides a detailed overview of the background and history of the subject property, a statement of cultural heritage value and significance, a condition assessment, description of proposed development, potential alternatives and mitigation strategy, recommended conservation strategy and conclusions and recommendation. Contained within the report are early renderings of the proposed development, please see below for further discussion. The CHIA notes the location of the development is within the centre of the Commercial Core Heritage Conservation District, and there is an important heritage resource immediately adjacent at the southwest corner of Hibernia and King St. W (123 King St. W).

The CHIA provides that in the authors view, the demolitions will not remove any significant heritage attributes, create shadows that change the viability of a heritage attribute, hinder any significant views or vistas and will not change the land uses in a way that would detract from the property's cultural heritage value, as ground floor commercial and upper floor residential will be maintained on King Street West and residential use maintained on Hibernia.

O/Reg 9/06

As part of the CHIA requirements an Ontario Regulation 9/06 evaluation was conducted. O/Reg 9/06 sets out the criteria heritage professionals are to use in the evaluation of heritage properties.

1. The property has design value or physical value because it,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
 - i. is important in defining, maintaining or supporting the character of an area,
 - ii. is physically, functionally, visually or historically linked to its surroundings or,
 - iii. is a landmark

The CHIA found that the properties do not exhibit significant design or physical value, and that the only heritage attribute exhibited is the presence of brick arches along the westerly façade of 129 King St. W that were formerly entrances to the service bays of Lyle Motors. The CHIA observed there is little to no design or physical value of 209 Hibernia St. whatsoever. There is very limited historical, associative and contextual value of the properties and that neither property is a landmark or contains landmark qualities or attributes.

The CHIA recommends that a temporary preservation plan (TPP) be prepared as a condition of Site Plan Approval in order to ensure that there is no inadvertent damage done to the adjacent heritage resource at 123 King St. W during construction.

The proposed demolition has been evaluated against the Commercial Core HCD Plan, specifically the policies related to demolition of buildings and structures. It is my conclusion that, while the HCD Plan generally discourages demolition, the proposal has been appropriately justified through a Cultural Heritage Impact Assessment, as per the requirements of the HCD Plan. Although the property may have once exhibited cultural heritage value, most, if not all of the evidence of its construction has deteriorated and been significantly altered/modernized over the years, specifically in the 1960's with the house structure that was altered beyond recognition behind the former Sleep Made Simple. There is also no information within the original LACAC property reports that were prepared in the 1980s for either property. Furthermore, there is no information contained about the properties in Robert Mikels *Cobourg: The Spirit of Place*, which supports the CHIA's conclusion that the subject property does not exhibit exceptional cultural heritage value to the HCD or downtown in general.

New Build

Normally, when the Municipality is considering a request for demolition within any of the Town's four (4) Heritage Conservation Districts, the applicant is to provide architectural plans/renderings of the proposed new building/development pursuant to Section 9.1 d) of the HCD. It is understood that proponents are leery of expending too many resources in advance of knowing whether a demolition proposal is justified or approved and thus tend to refrain from submitting detailed re-development plans at the demolition request stage. The applicant has provided early renderings, and the CHIA does mention the proposed new development, however, it is suggested within the CHIA that Municipal Staff and the Municipal Heritage Committee should review these through the submission of a Heritage Permit later in the process.

Planning and Heritage staff respectfully disagree with this assessment. Per guiding documents/policy (Commercial Core HCD Plan/Official Plan), it is the applicant who must provide the justification for any proposed demolition and new building/development within the HCD. Only in extenuating circumstances where a building is destroyed or damaged by fire or natural disaster should demolition occur without an appropriate plan for future re-development (per S. 9.1 d)). With that said, staff are proposing an alternative process moving forward: it is proposed that this current CHIA for the proposed demolition of 127-129 King St. W and 209 Hibernia St. be considered for approval or endorsement in principle, for which sufficient justification has been provided in the CHIA, but that further architectural plan details be submitted prior to a final recommendation of the demolition request and Heritage Permit by the CHC for Council approval.

Specifically, the proposed new replacement building, as it presently stands (Building "A" within the submitted documents) is unacceptable, as noted by the author of the CHIA, and more work is required in my opinion. Further time, thought, and design considerations are required for this new building that will front onto King St. W (a prominent downtown frontage in the HCD) and directly abuts a second empire building at 123 King St. W.

Therefore, in summary, Planning and Heritage staff proposes that the requested demolition be endorsed by the CHC *in principle*, subject to architectural plans being refined and the CHIA updated to include a much more fulsome review of the proposed Building "A" and Building "B" in accordance with the HCD Plan. This will require an evaluation of height, massing, scale and design and also provide a thorough review of how it fits in with its surrounding context within the HCD, generally, and the immediate cultural heritage resources, specifically. The Architect and Heritage Consultant will need to work together collaboratively to bring forward an acceptable and sympathetic design for Building "A" and Building "B" and further justify the request for demolition.

Recommended Path Forward:

- i. August 11 Cobourg Heritage Committee meeting: CHIA and staff report for demolition of 127-129 King St. W and 209 Hibernia St., be endorsed *in principle with conditions*;
- ii. Scoped new, or Addendum, CHIA be prepared along with proposed architectural building designs that are more advanced, including but not limited to:

- a. Architectural schematic design drawings;
- b. Accurate coloured renderings and/or 3D modelling illustrating building placement and interaction with the existing heritage resource to the east at 123 King St. W. and the existing school;
- c. Fulsome commentary on the design, scale, massing and height of Buildings A and B as well as an analysis of their relationship to the existing heritage resource at 123 King St. W. and the existing school.
- d. Consideration of new/updated CHIA and architectural drawings, and final demolition request and proposed new design for Buildings A and B, by the CHC and Council;
- iii. Application for Site Plan Approval (SPA); and,
- iv. Heritage and Building Permits for demolition and new building(s).

In summary, I am of the opinion that the proposed demolition and submitted CHIA meets the intent of the Commercial Core HCD Plan *for the proposed demolition only*. I concur with the CHIA that there is very limited design and physical value, almost no historical and associative value and limited to no contextual value to the existing buildings, much of which have been significantly altered and/or covered over time. The new building proposal, however, will require additional work with improved architectural building designs and a new scoped/updated CHIA as it relates to the massing, scale, design and height of the proposed buildings to ensure it is sympathetic to the attributes and character of the Commercial Core HCD and the adjacent heritage resource, while also being of its own time. It is my recommendation that the demolition request be endorsed *in principle*, subject to the submission of improved architectural building design drawings and a new scoped/updated CHIA.

7. FINANCIAL IMPLICATIONS/BUDGET IMPACTS

N/A

8. CONCLUSION

While Heritage and Planning Staff generally dissuade the demolition of built heritage fabric, the owner has provided sufficient justification through the preparation of a Cultural Heritage Impact Assessment (CHIA) for staff to recommend endorsement *in principle* of the demolition at 127-129 King St. W and 209 Hibernia St. Normally the proponent would submit drawings for a proposed new building(s) pursuant to Section 9.1 d) of the HCD Plan, however, as it stands the current design is very preliminary, is not sensitive to the existing cultural heritage resource to the east and thus much more work is required. Heritage and Planning staff has proposed a path forward which endorses the demolition request in principle, subject to the submission of updated building drawings, schematics and renderings and a new/updated CHIA which analyzes the proposed massing, height, scale and design of the new buildings within the context of the existing HCD and adjacent cultural heritage resources.

CULTURAL HERITAGE IMPACT ASSESSMENT (Revised)

129 KING STREET WEST AND 209 HIBERNIA STREET

Cobourg, Ontario

June 25, 2021



Prepared by:



Martindale Planning Services
23 Elizabeth Street
Ajax, Ontario L1T 2X1
Tel: (905) 427-7574 Fax: (905) 427-2328
E-mail: martplan@sympatico.ca

in association with



BARRY BRYAN ASSOCIATES
Architects, Engineers, Project Managers

250 Water Street
Suite 201
Whitby, Ontario
Canada
L1N 0G5

Telephone: 905 666-5252
Toronto: 905 427-4495
Fax: 905 666-5256
Email: bba@bba-archeng.com
Web Site: www.bba-archeng.com

TABLE OF CONTENTS

| | | |
|-------------|--|------------|
| 1.0 | INTRODUCTION TO DEVELOPMENT SITE..... | 1 |
| 1.1 | PURPOSE OF REPORT..... | 1 |
| 1.2 | DESCRIPTION OF PROPERTY | 1 |
| 1.3 | SURROUNDING LAND USES..... | 1 |
| 1.4 | DESCRIPTION OF CULTURAL HERITAGE RESOURCES (HERITAGE CONTEXT)..... | 2 |
| 1.5 | OWNER’S CONTACT INFORMATION..... | 2 |
| 2.0 | BACKGROUND RESEARCH AND ANALYSIS..... | 3 |
| 2.1 | BRIEF HISTORY OF COBOURG | 3 |
| 2.2 | HISTORY OF THE SITE (PREVIOUS OWNERS) | 4 |
| 3.0 | BUILDING CONDITION | 18 |
| 3.1 | DESCRIPTION OF BUILDINGS | 18 |
| 4.0 | EVALUATION OF THE HERITAGE SIGNIFICANCE OF THE PROPERTY | 20 |
| 4.1 | 129 KING ST. W. | 20 |
| 4.2 | 209 HIBERNIA ST. | 20 |
| 5.0 | STATEMENT OF SIGNIFICANCE..... | 21 |
| 6.0 | DESCRIPTION OF THE PROPOSED DEVELOPMENT..... | 22 |
| 7.0 | EVALUATION OF HERITAGE IMPACT OF PROPOSED DEVELOPMENT | 23 |
| 8.0 | POTENTIAL ALTERNATIVES AND MITIGATION STRATEGIES..... | 24 |
| 9.0 | RECOMMENDED CONSERVATION STRATEGY..... | 25 |
| 10.0 | CONCLUSIONS AND RECOMMENDATIONS | 256 |

APPENDICES

APPENDIX A - CHAIN OF TITLE FOR 129 KING STREET WEST
APPENDIX B - CHAIN OF TITLE FOR 209 HIBERNIA STREET
APPENDIX C - LIST OF REFERENCES

FIGURES

1 – LOCATION MAP
2 – HERITAGE CONSERVATION DISTRICTS
3 – SURVEYS
4 – HISTORICAL IMAGES
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

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.

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.

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.

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.

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.

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 |
| Instrument No. | Date | Grantor | Grantee |
| 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 |
| Instrument No. | Date | Grantor | Grantee |
| 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

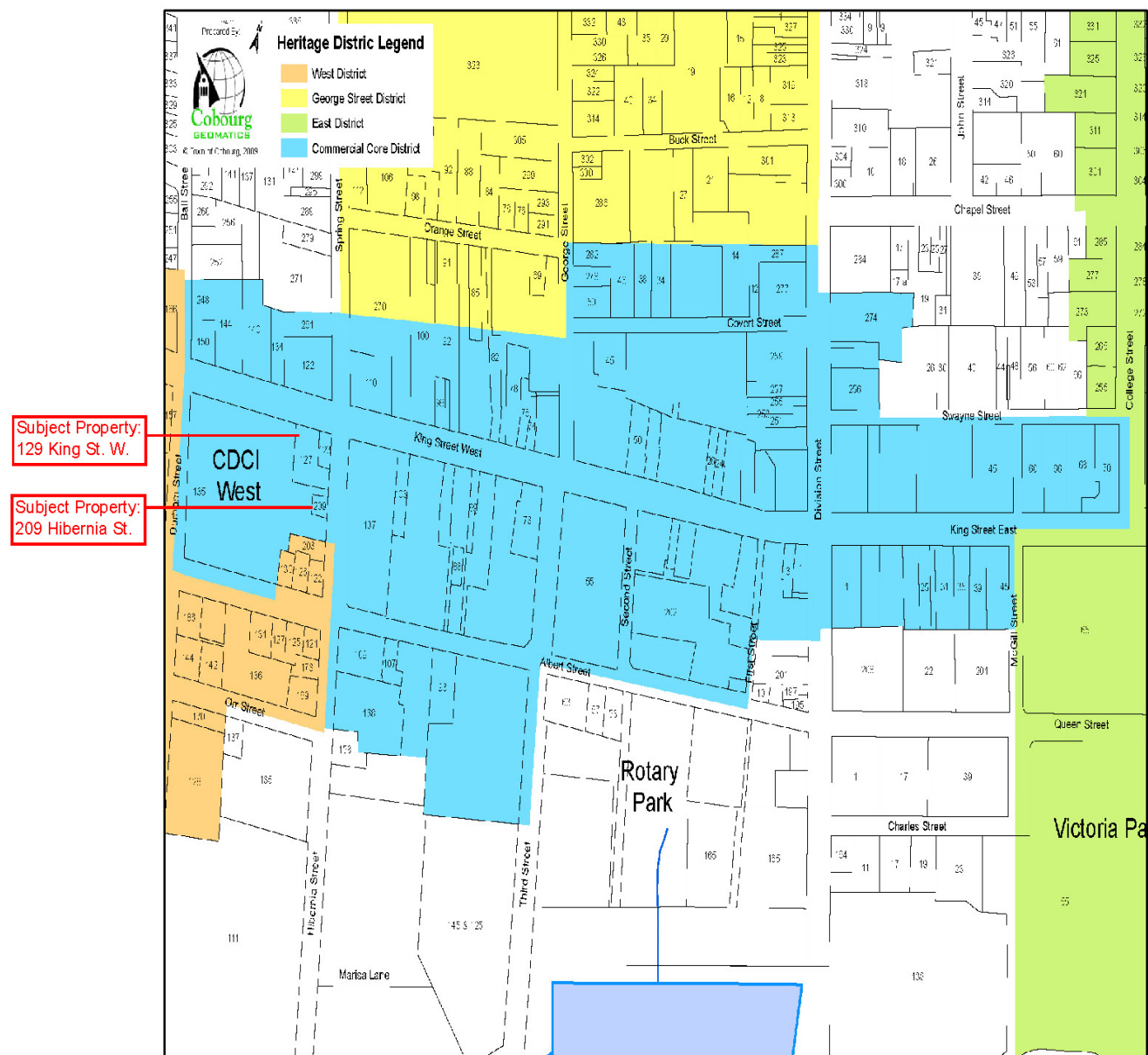
FIGURES

1 – Location Map

Google Maps

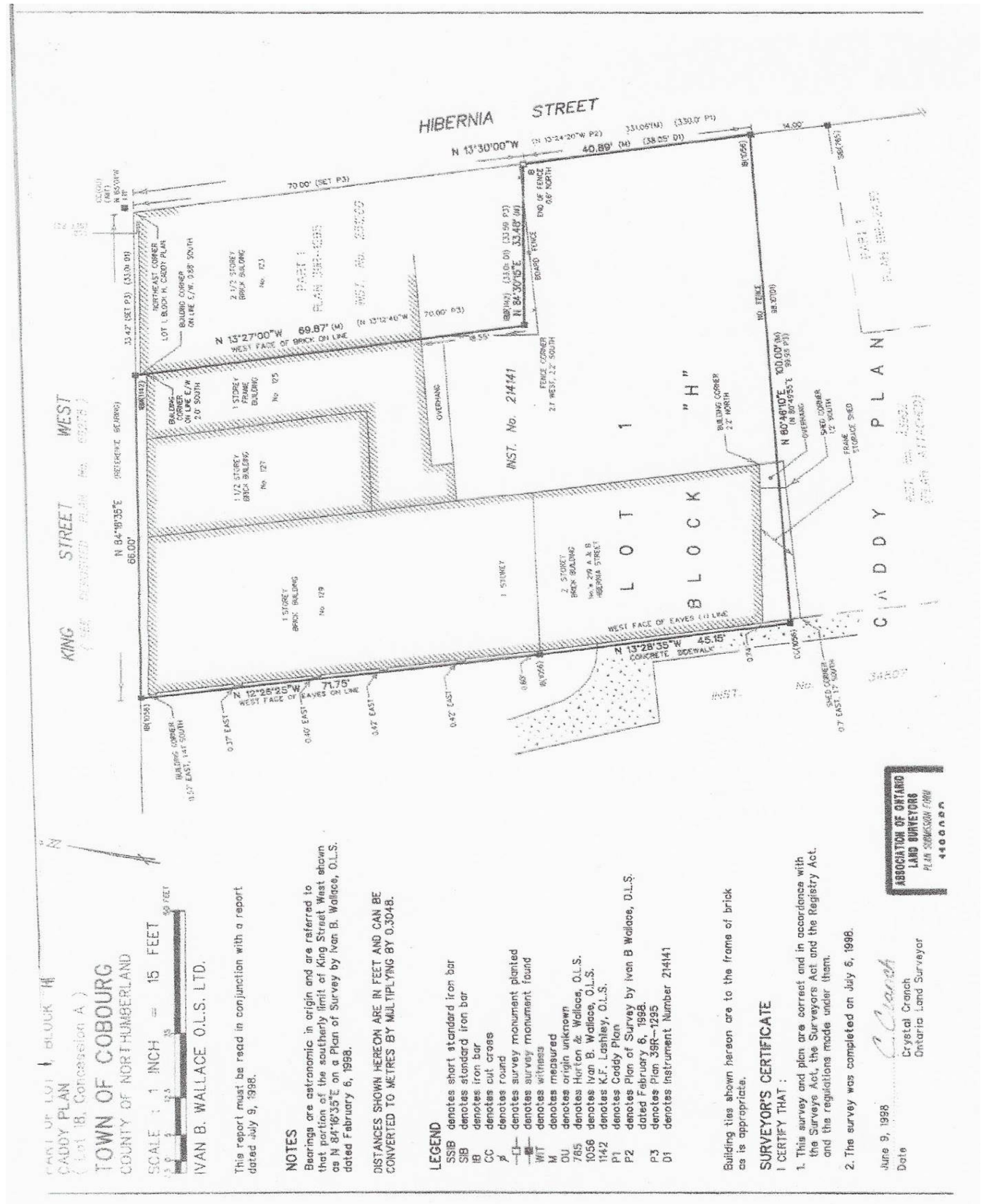


2 – Heritage Conservation Districts



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*
Land Registrar for the
Province of Ontario
Northumberland West
(NS 593)
I require this plan to be deposited
under the Registry Act
Date 22 APRIL 1987
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
Reference is made to the plan and the reference to the
East end of Part 1, Plan 39R-1295 shown as
N 7° 21' W

LEGEND

| | |
|---|-----------------------|
| — | Survey monument found |
| — | Survey monument set |
| — | Standard iron bar |
| — | Iron bar |
| — | Old cross |
| — | Measured |
| — | Witness |
| — | PLAN 39R-1295 |
| — | 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
requirements thereof.
2. The survey was completed on April 20, 1987.

Date 22 APRIL 1987
Ivan B. Wallace
Ontario Land Surveyor

**PROPERTY OF THE
REGISTRY OFFICE**

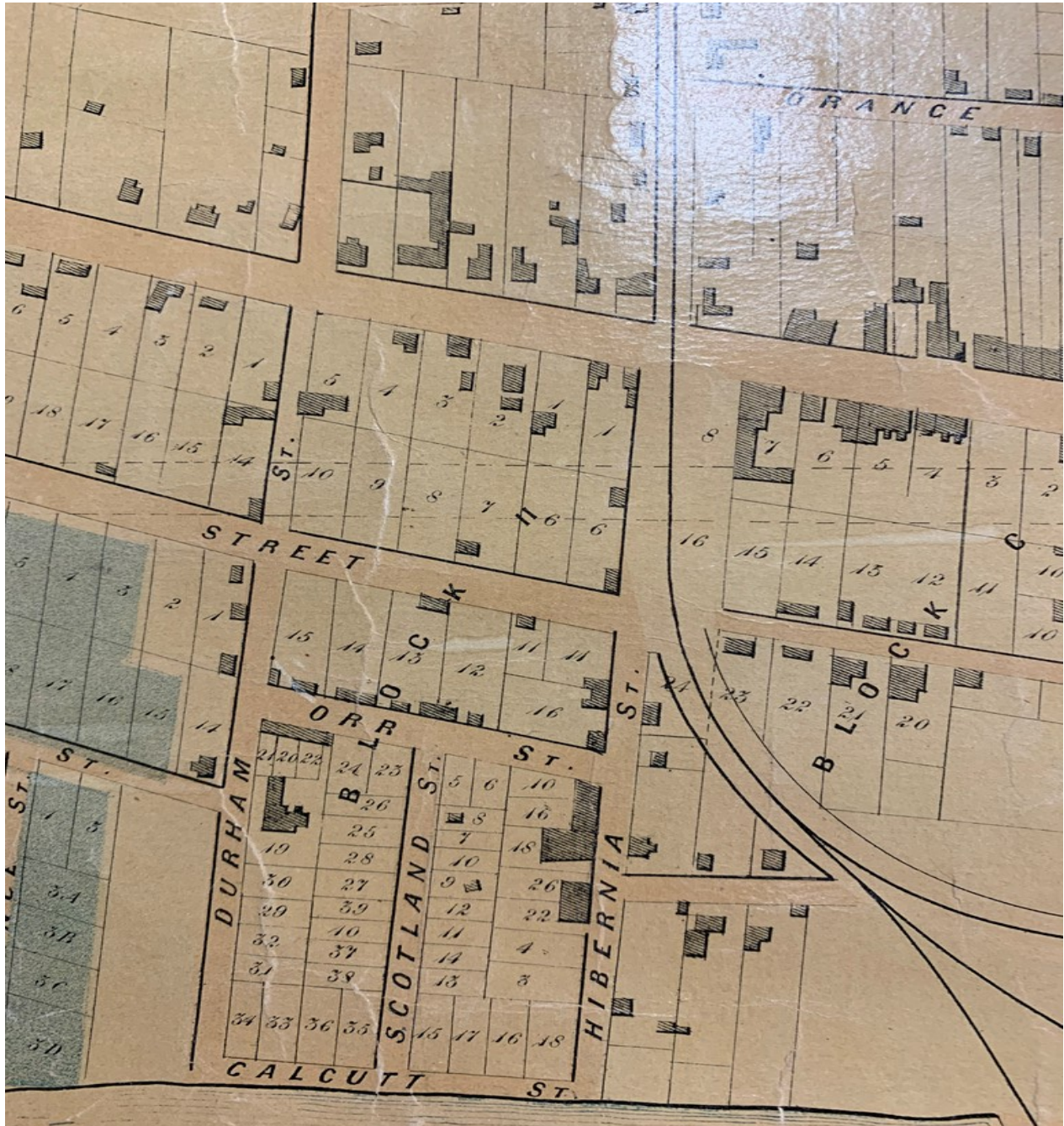
HORTON, WALLACE & DAVIES LTD.
ONTARIO LAND SURVEYORS
814 KENNEDY RD. SCARBOROUGH
STREET OFFICE IN BELLEVILLE, ONTARIO

4 – Historical Images

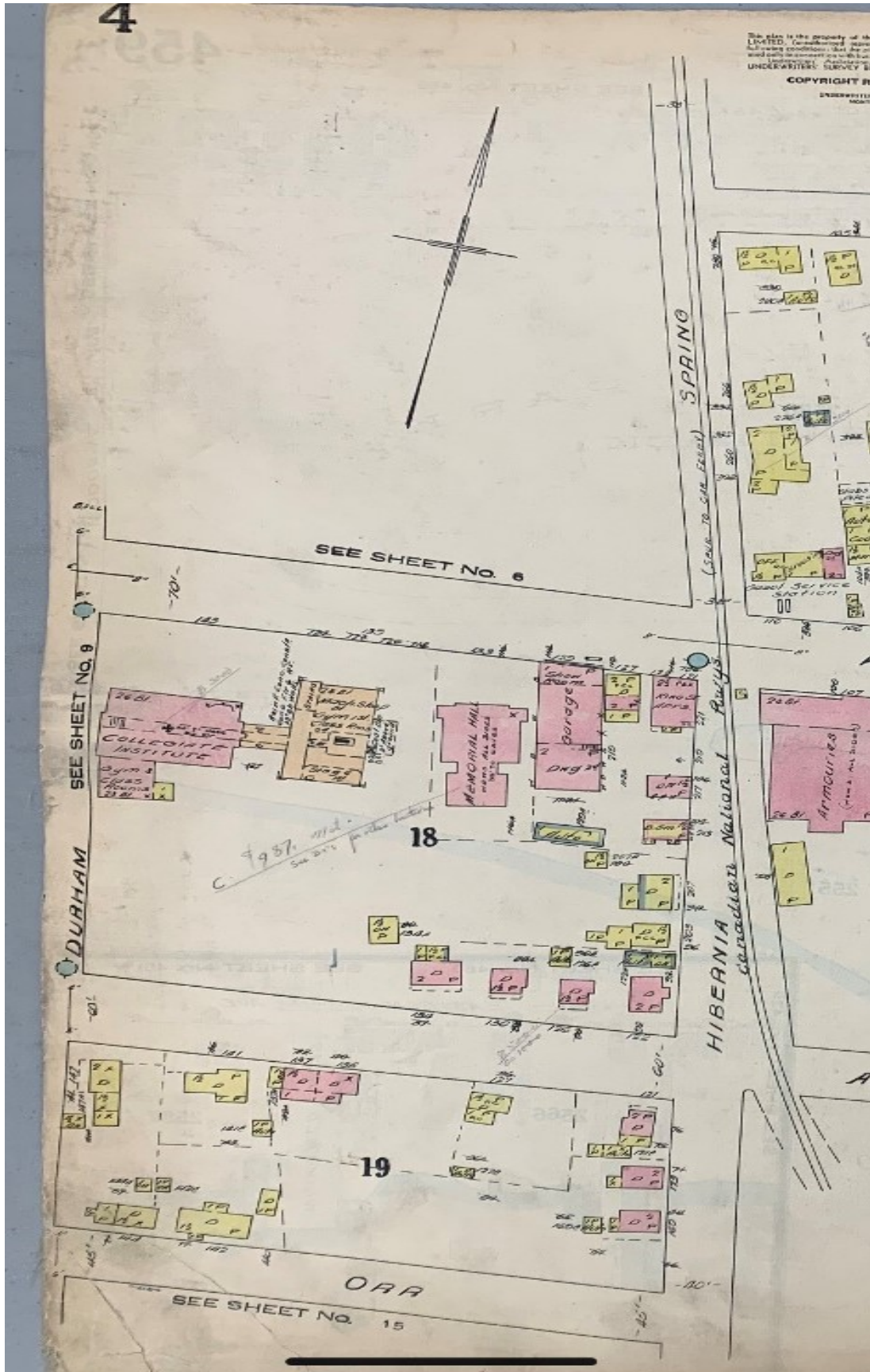
1848 Map of Cobourg



1858 Map of Cobourg



1956 Fire Insurance Plan



Birdseye View of Cobourg, 1874



5 – Surrounding Photos: William Academy and Adjacent Buildings





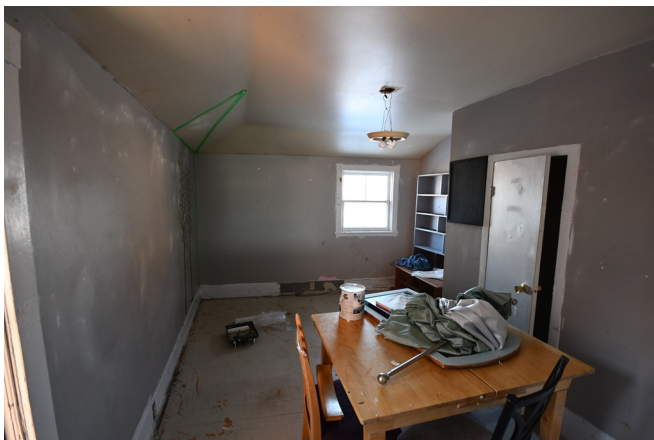
6 – Exterior Photos: 129 King Street West



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



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



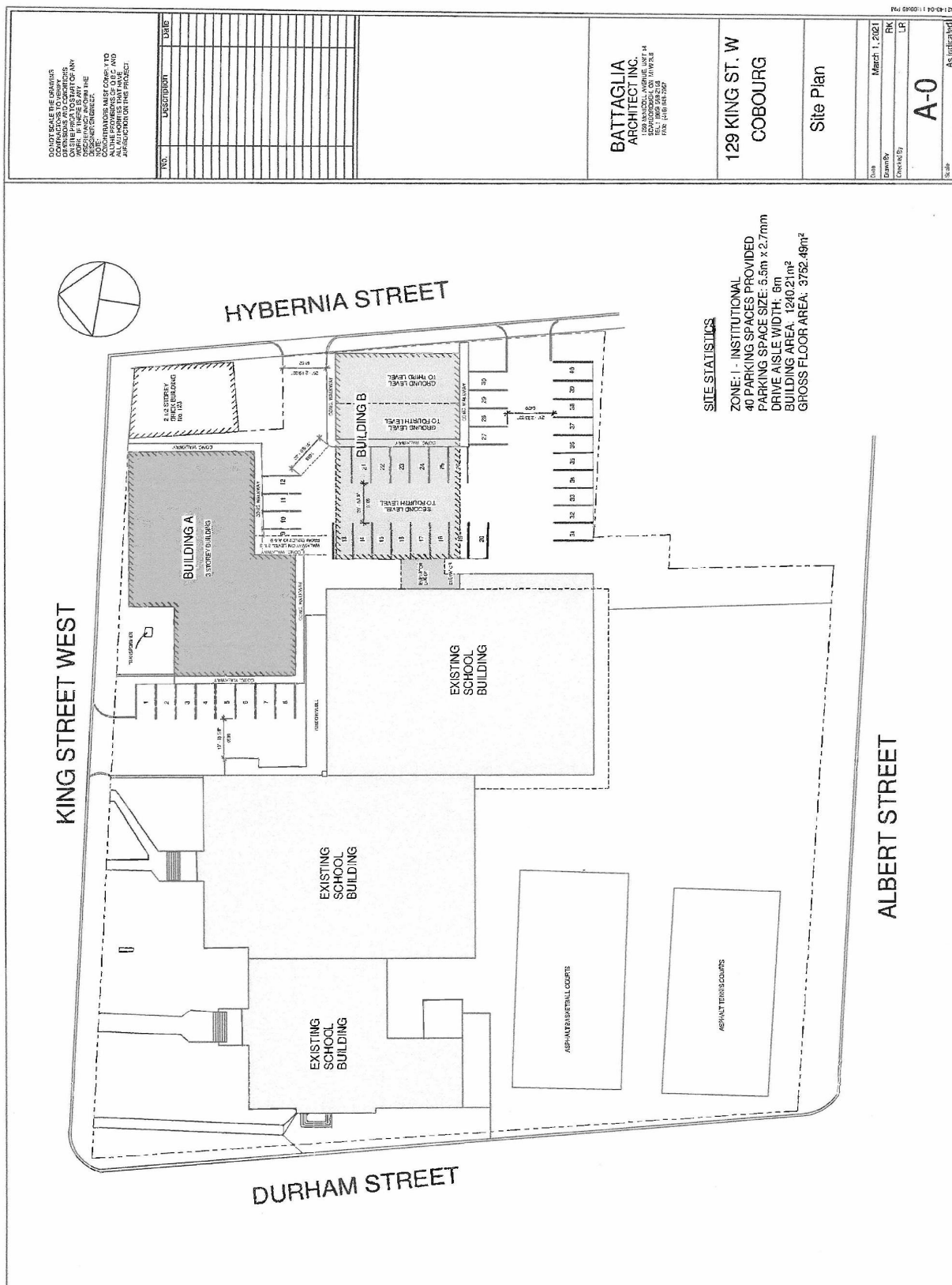
7 – Exterior Photos: 209 Hibernia Street



7A – Interior Photos: 209 Hibernia Street



8 – Proposed Development Drawings

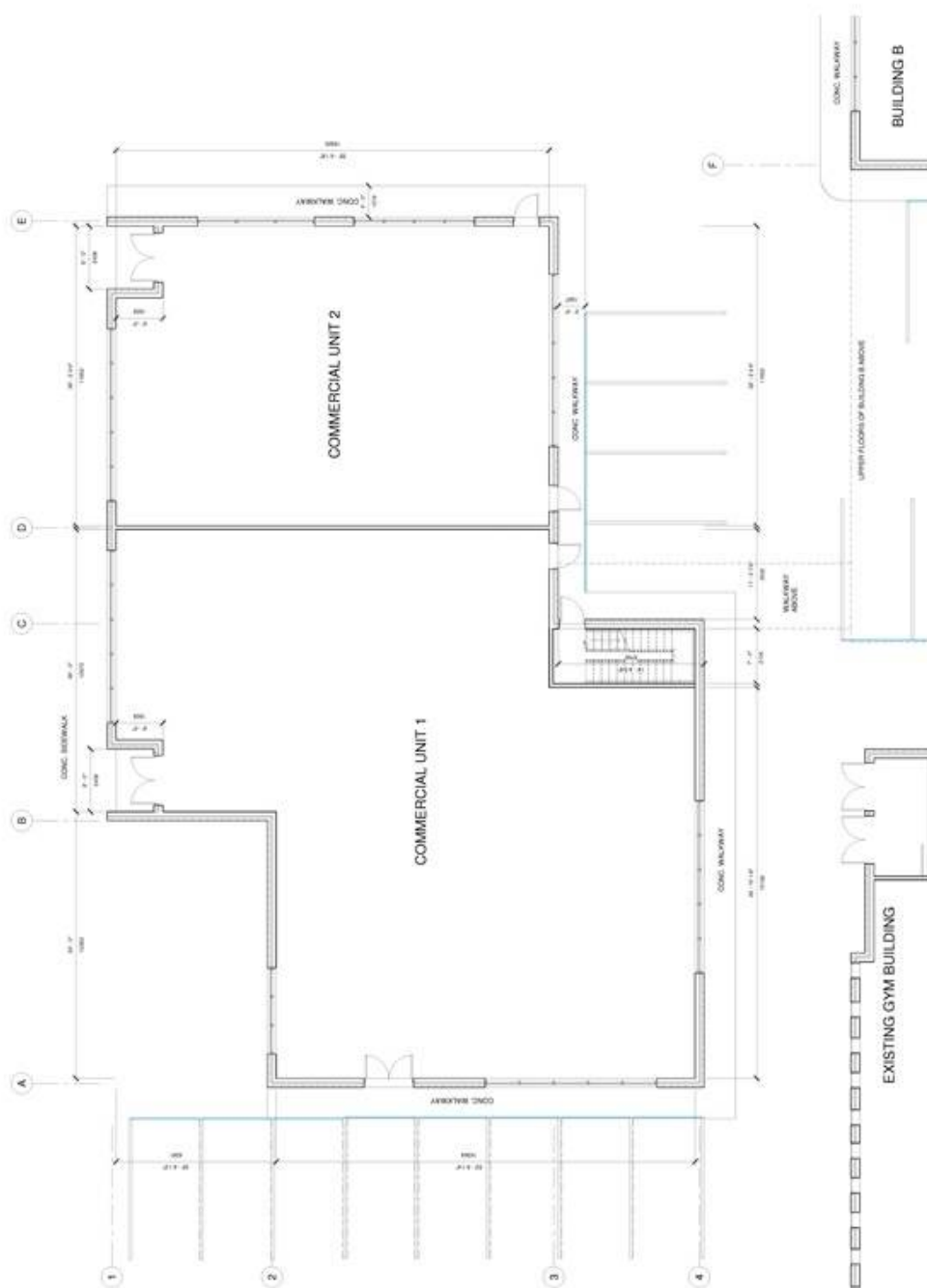


[illegible]

129 KING ST. W
COBOURG

First Floor Plan
Building A

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



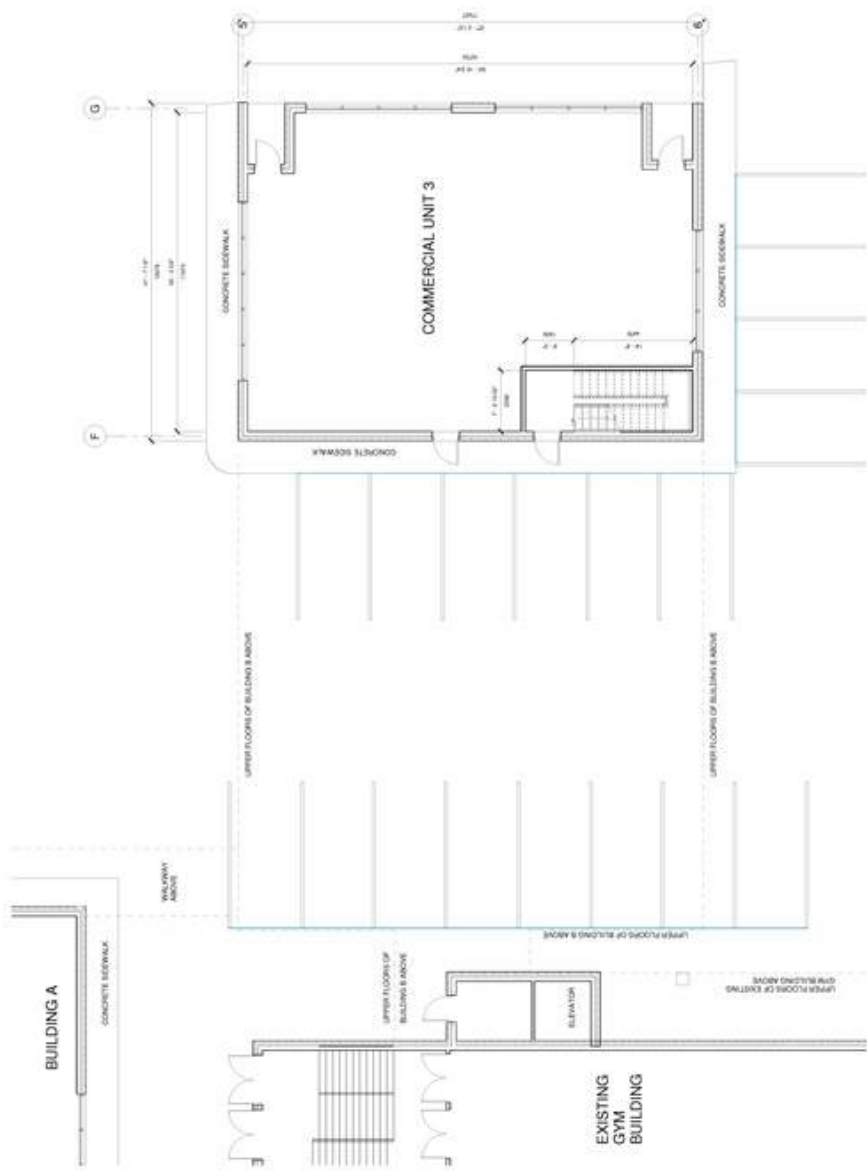
Level 1 Building A

[illegible]

129 KING ST. W
COBourg

First Floor Plan
Building B

| | |
|-------------|---------------|
| Date | March 1, 2021 |
| Drawn By | RK |
| Checked By | LJR |
| A-1B | |
| Scale | 3/16" = 1'-0" |



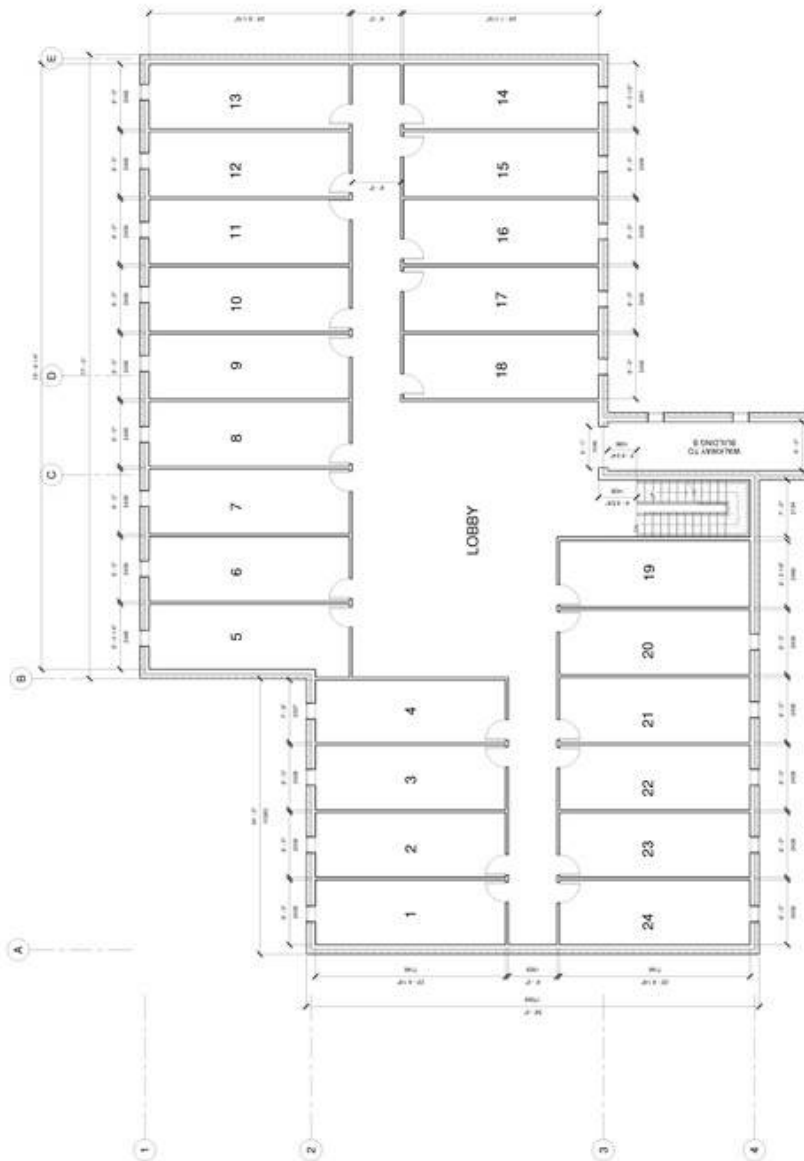
2. Lateral 1, Building 8
3. Lateral 1, Building 8
4. Lateral 1, Building 8

[illegible]

129 KING ST. W.
COBOURG

Second Floor Plan Building A

| | |
|------------|---------------|
| Date | March 1, 2021 |
| Drawn By | PKK |
| Checked By | LR |
| A-2A | |
| Scale | 3/16" = 1'-0" |

Level 3 Building B
Room 301
Tel: 011 234 5678
Fax: 011 234 5679
Email: info@level3.com

[illegible]

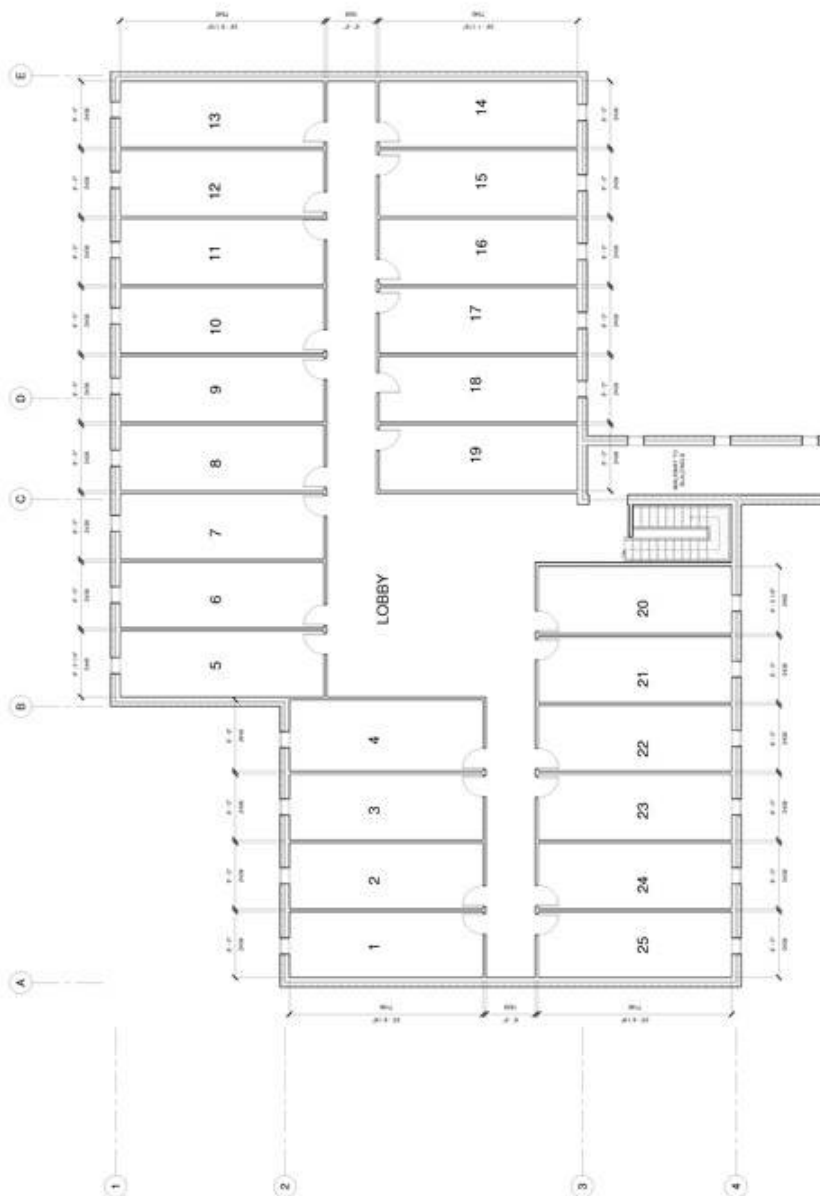
129 KING ST. W
COBOURG

Third Floor Plan Building A

| | |
|------------|---------------|
| Date | March 1, 2021 |
| Drawn By | PK |
| Checked By | LR |

A-3A

3'16" = 1'-0"



Level 3 Building A
3107 - 1st floor

© 2004 Blackwell Publishing Ltd *Journal of Internal Medicine* 255: 111–118

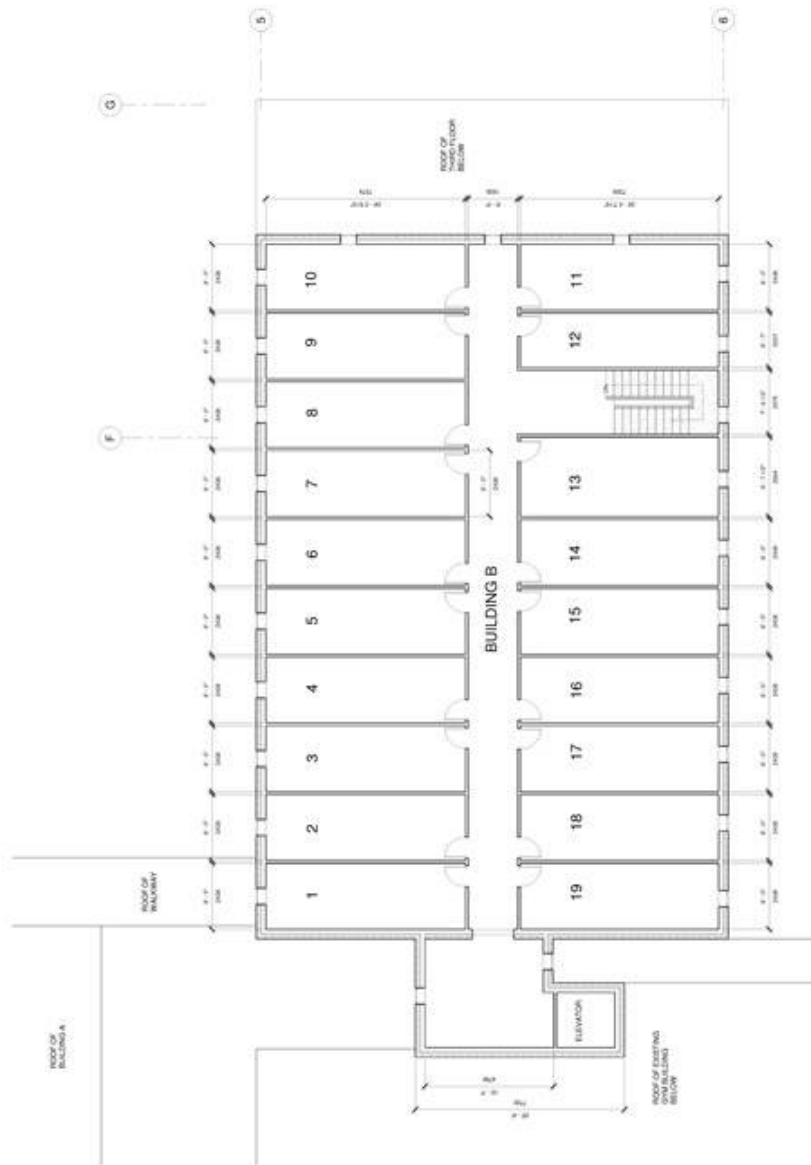
[illegible]

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 Running 9

[illegible]

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

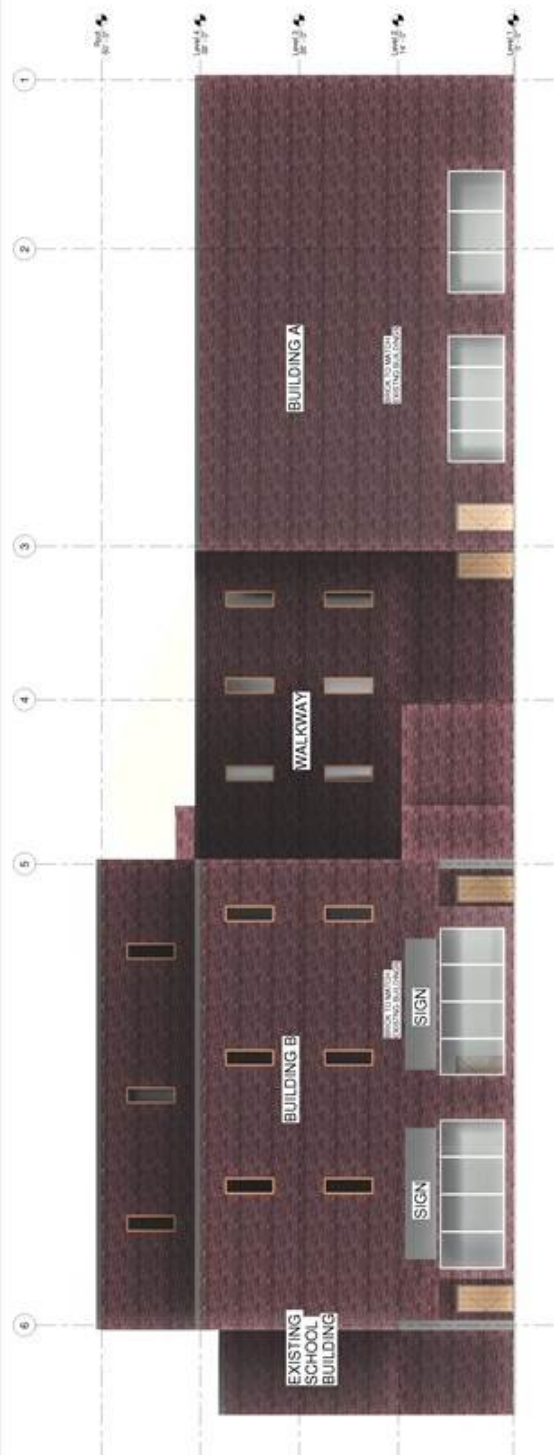
129 KING ST. W
COBOURG

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)...