

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 & Development Planning djohnson@cobourg.ca	Meeting Type:	Open Session <input type="checkbox"/> Closed Session <input checked="" type="checkbox"/>
Meeting Date:	August 11, 2021		
Report No.:	HP-2021-026		
Submit comments to Council			

Subject/Title: 586 Osler Court - New attached garage, renovation/conversion of carriage-house into a coach house dwelling, and various building alterations

RECOMMENDATION:

WHEREAS, Planning and Heritage Staff has reviewed the proposed construction of a 55.51 square metre 2 car garage; a new mudroom porch and the removal of an exterior washroom; and alterations to the carriage-house to allow for its conversion to a coach house dwelling; and has determined the proposal would constitute a compatible addition and alteration and would conform to the provisions of the Individual Heritage Designation By-law and Parks Canada's Standard and Guidelines for the Conservation of Historic Places;

THEREFORE, it is recommended that Heritage Permit #HP-2021-026 as submitted by Anne Marie Cummings at 586 Osler Court to permit the construction of an attached two car garage and various alterations to the main house, and alterations to the accessory carriage-house to convert into a coach house dwelling, be approved subject to the finalization of details by Planning and Heritage staff. It is further recommended, as part of the finalization of details, that the applicant and her heritage architect/consultant examine the existing carriage doors for the purpose of restoring and re-using them as a decorative or functional feature on the interior of the coach house (or elsewhere on the property to the satisfaction of Planning and Heritage Planning staff).

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 various alterations and new construction on a Part IV (Individually Designated) property.

4. ORIGIN AND LEGISLATION

An application for a Heritage Permit was received on July 28, 2021, from Anne Marie Cummings to undertake various alterations at 586 Osler Court (formerly 589 King St W) in Cedar Shore Estate subdivision.

The subject property is an individually designated property under Part IV of the Ontario Heritage Act, and most recently by By-law# 053-2021.

In accordance with Ontario Heritage Act, the 90-day deadline for Council to with the application is October 26, 2021.

Proposed Scope of Work – Please Appendix A & B

1. Removal of mud room roof to make way for a 2 car attached garage.
2. Vinyl siding of mudroom to be changed to glass transom and side lite
3. Exterior washroom to be removed and extension to the porch added
4. Addition of a 7.01m x 7.92m 55.51 sq m (23' x 26' or 598 sq. ft.) 2 car garage addition on the rear of the dwelling, including:
 - a. Three new windows on the west elevation; 2 new windows on the east elevation; 1 new window above garage doors on the north elevation all by Pella and to be a similar size to the main house.

- b. New entrance to the garage on the west elevation, and the addition transom window and side lite surround.
 - c. Black asphalt shingle roof
 - d. Exterior to be clad in red brick
 - e. 12/12 pitch roof
5. Alterations to the barn/coach house in order to allow for its conversion into a 'coach house' dwelling unit, including:
- a. New black asphalt shingle roof
 - b. Window replacements – direct replica by Pella Windows-
 - c. New Doors by Pella (Reserve Traditional)
 - d. Remove carriage doors – to allow for functionality and easier access into the interior. Turn southernmost carriage door into a door, and northern into a window. Openings to remain the same
6. New black shingles on the main house
7. Paint all exterior trim in black (T12 of colour palette).



Figure 1: 586 Osler Court Coach House



Figure 2: 586 Osler Court Coach House



Figure 3: 586 Osler Court Coach House



Figure 4: 586 Osler Court Coach House



Figure 2: 586 Osler Court mudroom/location of 2 car garage



Figure 3: 586 Osler Court exterior washroom/porch extension



Figure 4: 586 Osler Court mudroom entrance



Figure 5: 586 Osler Court mudroom/location of 2 car garage



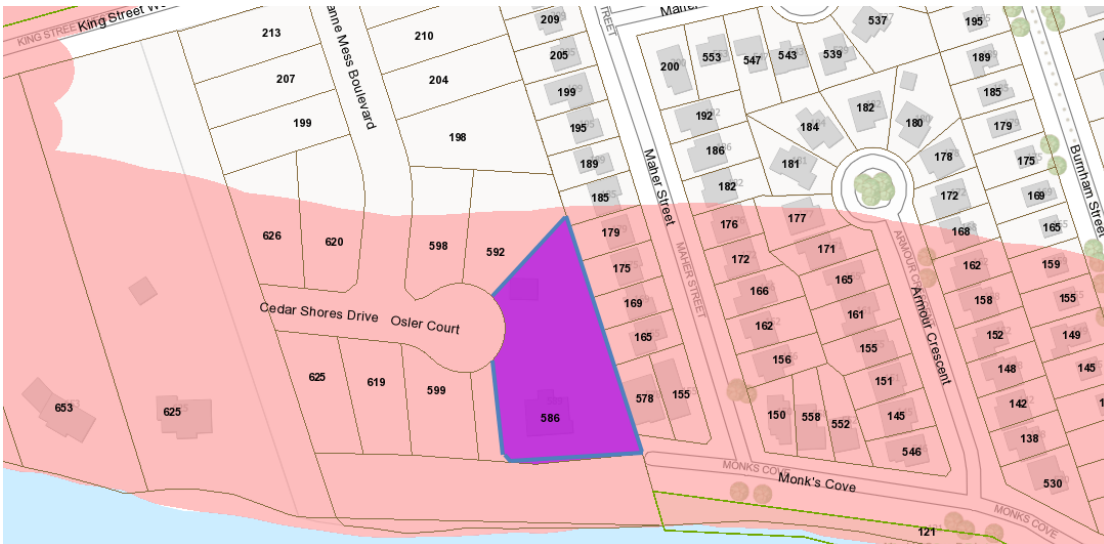
Figure 6: 586 Osler Court mudroom/location of 2 car garage

5. BACKGROUND

The subject property is located at 586 Osler Court (formerly 589 King Street) in the Cedar Shore Estates subdivision on the south side of King Street West located just west of Maher Street and south on the new Suzanne Mess Blvd and is a Part IV individually designated property.

Geographic Context

The subject property at 586 Osler Court is located on the south side of King Street West, west of Maher St, and south of Suzanne Mess Blvd.



Above: The subject property is shown outlined in blue and shaded purple as it is an individually designated property under the Ontario Heritage Act.

6. ANALYSIS

As the subject property is not located within a Heritage Conservation District, the evaluation of the proposed scope of work must consider the conservation and preservation of the character defining elements outlined in the Statement of Reasons for Designation that were defined at the time the designating by-law that was passed originally passed in 1988, amended in 1993, further amended in 2009 and amended by By-law 053-2021 in June, 2021. Below are best practices as found in the Parks Canada Standard and Guidelines for the Conservation of Historic Places, which will guide the evaluation of the proposals.

Statement of Reasons for Designation

Please see Appendix D – Designation By-law

Best Practices

The following section of this report highlights various best practices identified by Parks Canada in the second edition (2010) of the document titled Standards and Guidelines for the Conservation of Historic Places. The excerpts that follow are a selection of the standards and guidelines that are most relevant to the heritage permit application that is the subject of this report, as the property is not located within a Heritage Conservation District, and thus no associated District Plan.

Parks Canada's Standards and Guidelines for the Conservation of Historic Places

Standard 1: Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character-defining elements. Do not move a part of an historic place if its current location is a character-defining element.

Character-defining elements, as defined in Parks Canada's Standards and Guidelines for the Conservation of Historic Places, include "the materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to the heritage value of an historic place, which must be retained to preserve its heritage value."

Standard 10: Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.

According to Parks Canada, this standard advocates the limiting of wholesale replacement of elements that have heritage value. Parks Canada discourages

the replacement of elements that can be repaired, and they encourage the replacement of elements with like-for-like versions when the original is too deteriorated to be repaired.

4.3 Guidelines for Buildings

4.3.1 Exterior Form

1. Recommended: Understanding the exterior form and how it contributes to the heritage value of the historic building.

6. Recommended: Retaining the exterior form by maintaining proportions, colour and massing, and the spatial relationships with adjacent buildings.

4.3.3 Roofs

1. Recommended: Understanding the roof and how it contributes to the heritage value of the historic building.

2. Recommended: Understanding the properties and characteristics of the roof as well as changes and previous maintenance practices.

Not Recommended: Failing to consider the impact of the previous changes and maintenance practices on the roof.

4.3.5 Windows, Doors and Storefronts

1. Recommended: Understanding windows, doors and storefronts and how they contribute to the heritage value of the historic building.

8. Recommended: Retaining sound and repairable windows, doors and storefronts, including their functional and decorative elements, such as hardware, signs and awnings.

Not Recommended: Removing or replacing windows, doors and storefronts that can be repaired. Peeling paint, broken glass, stuck sashes, loose hinges or high air infiltration are not, in themselves, indications that these assemblies are beyond repair.

11. Recommended: Protecting adjacent character-defining elements from accidental damage, or exposure to damaging materials during maintenance or repair work.

12. Recommended: Replacing in kind extensively deteriorated or missing parts of windows, doors and storefronts, where there are surviving prototypes.

Not Recommended: Replacing an entire functional or decorative element, such as a shutter with a broken louver, or a door with a missing hinge, when only limited replacement of deteriorated or missing part is possible. Using a substitute material for the replacement part that neither conveys the same appearance as the surviving parts of the element, nor is physically or visually compatible.

14. Recommended: Documenting all interventions that affect the building's windows, doors and storefronts, and ensuring that the documentation is available to those responsible for future interventions.

15. Recommended: Repairing windows, doors, and storefronts by using a minimal intervention approach. Such repairs might include the limited replacement in kind, or replacement with an appropriate substitute material, of irreparable or missing elements, based on documentary or physical elements.

Not recommended: Replacing an entire window, door or storefront when the repair of materials and limited replacement of deteriorated or missing elements is feasible

Failing to reuse serviceable hardware, such as sash lifts and sash locks, hinges and doorknobs.

16. Recommended: Replacing in kind irreparable windows, doors or storefronts based on physical and documentary evidence. If using the same materials and design details is not technically or economically feasible, then compatible substitute materials or details may be considered.

Not Recommended: Removing an irreparable window, door or storefront and not replacing it, or replacing it with a new one that does not convey the same appearance or serve the same function. Stripping storefronts of character-defining materials or covering over those materials.

17. Recommended: Replacing missing historic features by designing and installing new windows, doors and storefronts based on physical and documentary evidence, or one that is compatible in size, scale, material, style and colour.

Not Recommended: Creating a false historical appearance because the new window, door or storefront is incompatible, or based on insufficient physical and documentary evidence.

Discussion

Pre-consultation was conducted by Planning and Heritage Staff with the applicant and consultant on July 26, 2021.

The Statement of Reasons for the Designation identifies the following character-defining elements of the property, and the main highlights are found below:

Main House

- a. Regency style home built in the early 1880's by Dr. T.E White.
- b. Two storey red brick dwelling
- c. Hip roof and wide boxed cornice with decorated dentil frieze
- d. Three exterior chimneys
- e. In the centre of the north façade there is a small gable with a circle head clerestory window in Queen Anne style with patterned glass
- f. Below the small gable is a small two storey window projecting northward and has a low-pitched gable roof
- g. The windows of the main building are four light double hung with segment arch heads
- h. Verandah on three sides of the house and is supported by decorated wood pillars and brackets
- i. Two French doors lead onto the verandah. The central main door has an open transom, segmented flush lights and semicircular windows
- j. Please see Schedule "B" of Appendix C - Designation By-law for interior designations

Barn and Carriage house

- a. Red brick construction with gable roof
- b. Chimney on east end of structure
- c. The double carriage doors have segment arch head as does the hay loft door in the west gable
- d. A pair of vertical plank doors leads into the stable area
- e. The north façade contains a door which gave access to the paddock
- f. The west end has four small window openings, and the south side has two somewhat larger

Attached 2 car garage

The design of the new attached garage structure appears to be a compatible new addition to the subject property. The new garage will function to provide the new owner additional useable space. The new garage is subordinate to and is tucked in behind the house. Given the dwelling's southern orientation, a garage in this location is ideal. The new structure will be constructed of red brick, though a modern red brick, so it will still differentiate itself from the main heritage structure. This site is also unique in its orientation as well, it is newly created lot in a new subdivision (Cedar Shore Estates). The lot is rather large, and the addition of the garage will not dominate the street presence on Osler Court. The new garage, however, will require the demolition of a mudroom roof and, though this appears to be a much later addition, is vinyl sided and not identified in the reasons for designation, and therefore not a character-defining feature as noted by Parks Canada's Standard and Guidelines.

The new 2 car garage design does not appear to replicate heritage and appears to be of its own modern time while having an appropriate rhythm of windows on the east and west elevations. It is my opinion that the proposed garage is a compatible addition to the heritage property.

Main House

Alterations on the main house include the removal of an exterior washroom on the west elevation. With the removal of exterior washroom, the existing west elevation porch will be extended. The main house will also have the shingles replaced into a black asphalt shingle, given the material of the existing is asphalt, this is an acceptable alteration. In addition, the mudroom entrance will be altered to include a porch featuring a new door with transom and side lite windows and new decorative posts. Given that the mudroom is a later addition and is vinyl clad, the change to the entrance and new materials is a welcome change and is a sympathetic alteration.

Carriage/Coach House

The applicant proposes to alter the use of the current carriage house and turn it into a Coach House dwelling unit. This will require some alterations to the carriage house. Namely, the carriage doors will have to be turned into a window and a door. The southernmost carriage door will turn into a door with transom and side lite windows and the north carriage door will turn into a window. Care has been taken to not alter the openings in such a way that character-defining elements will be lost, except the doors themselves. It is Heritage and Planning staff's opinion that these doors could find a new life inside the dwelling, as opposed to being lost entirely. The carriage doors could be restored and used as a decorative or functional feature on the interior. The east elevation will require a new window opening. The north elevation will feature new windows in the existing openings, with all the windows being a replica produced by Pella Windows and Doors. The west elevation will feature a new window in an existing second floor opening and 4 new windows in existing openings on the ground floor. The roof is proposed to be black asphalt shingle.

While there are a couple of extensive alterations being proposed for the carriage house/coach house and one could argue a loss of character-defining feature, taken overall, this is a positive alteration and new life being breathed into an otherwise deteriorating structure. It is very possible, without this intervention, the carriage house could be lost completely as it further deteriorates over time. If the carriage doors find new life in the interior design, then they could be preserved. It is clear, the design has been well thought out and care has been taken to restore this structure, it is going to evolve with the property over time and be preserved for years into the future. It is the opinion of Heritage and Planning staff that minimal intervention should always be the goal, however, sometimes, with a change of use in a structure, this is not always attainable. Given the change in use, the new windows and the carriage door alterations are necessary for light and access.

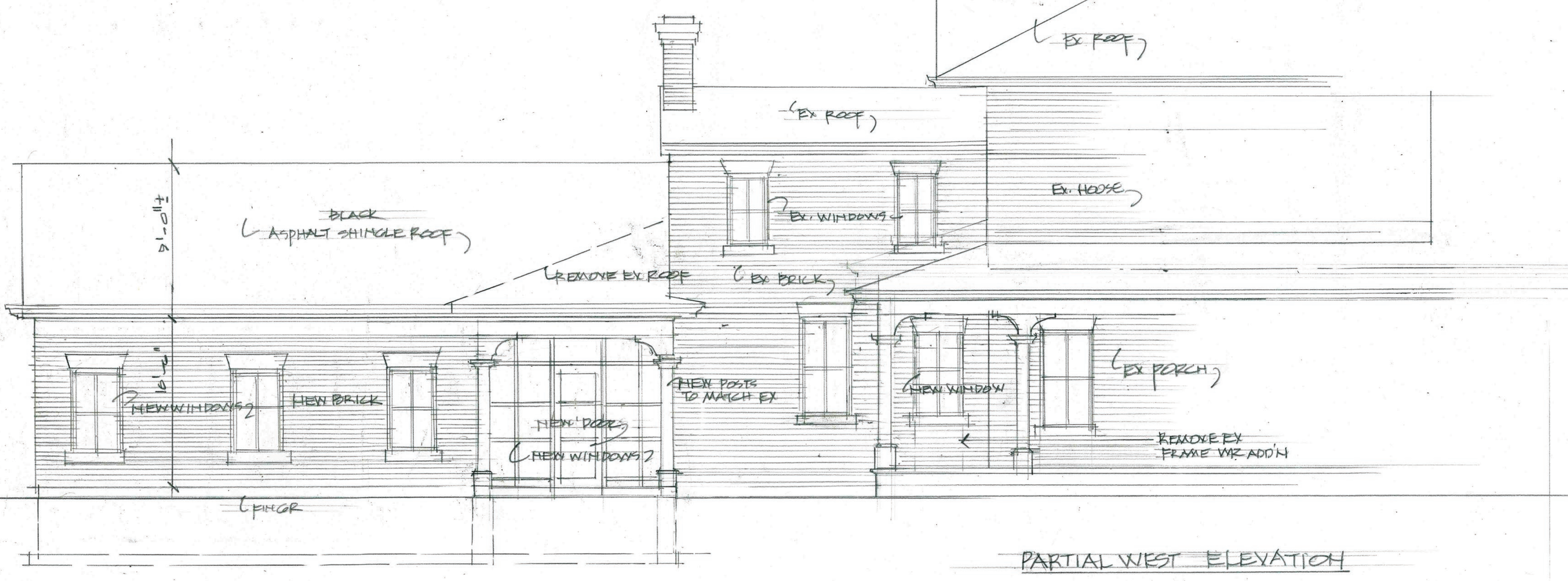
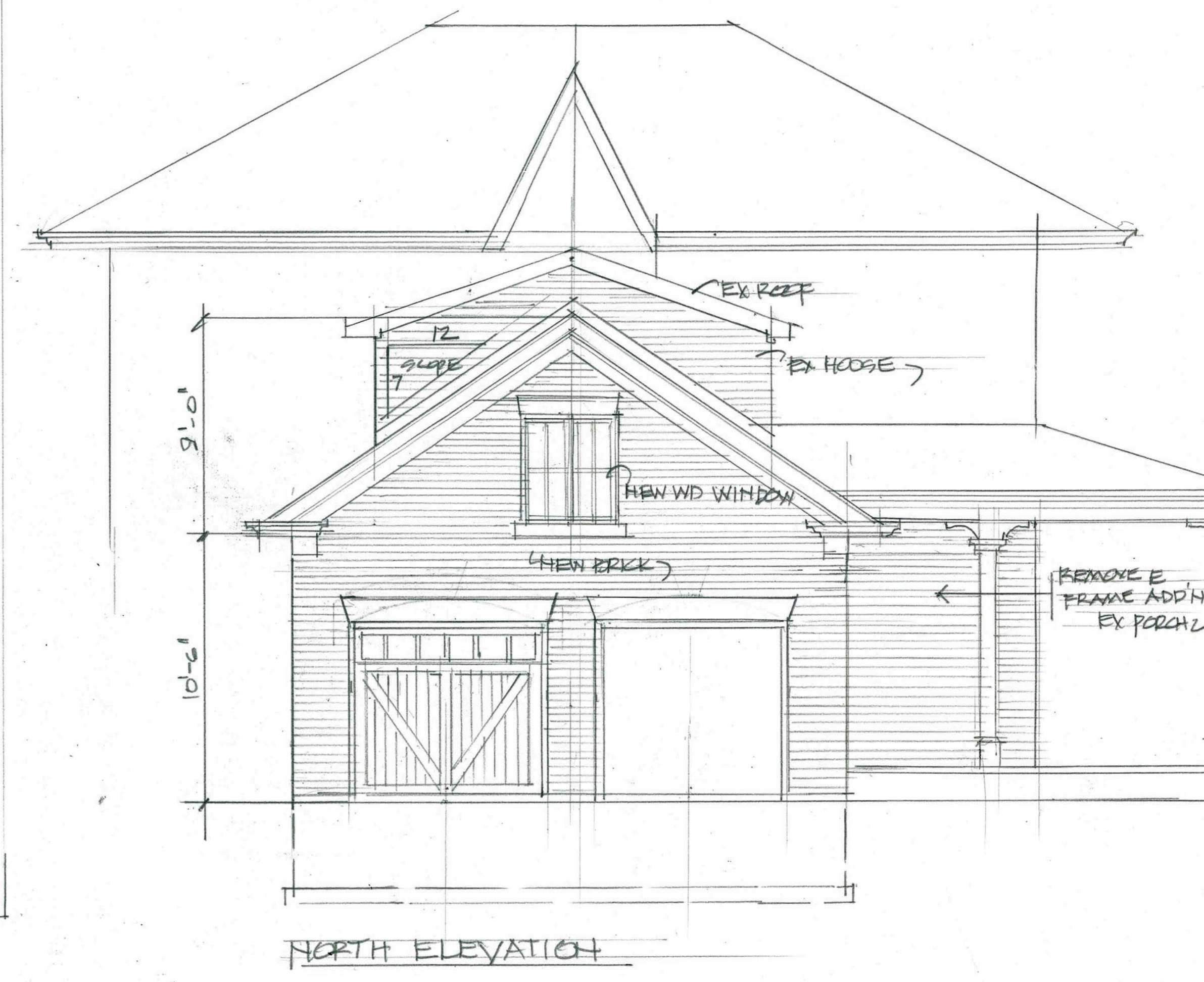
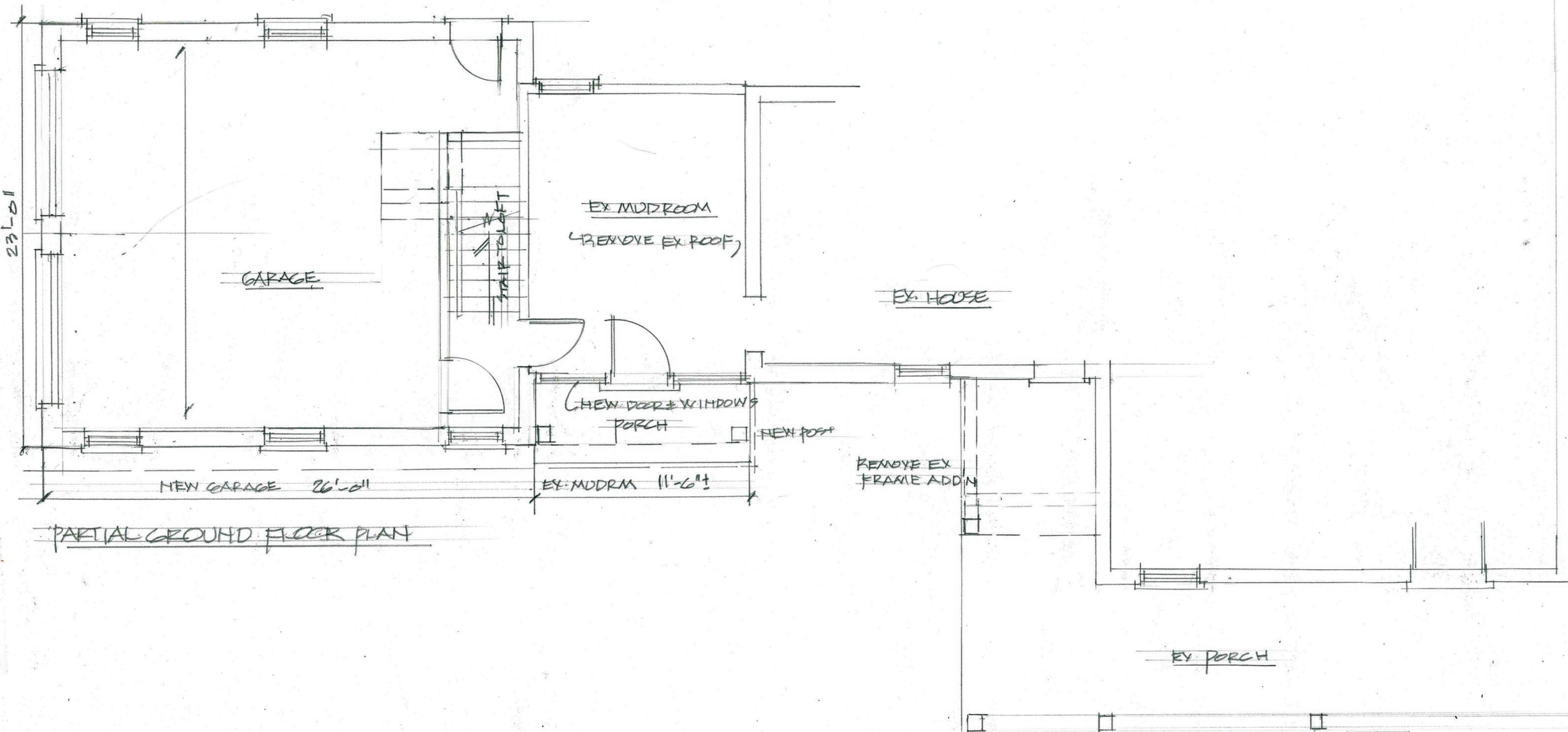
It should be noted that the implementation of the coach-house dwelling will require a number of minor variances to the Cedar Shore Estates re-zoning By-law 061-2016 (ie. ground floor use, total floor area, height) and an application will be required and must be approved by the Committee of Adjustment prior to a Building Permit being issued for the coach-house dwelling.

7. FINANCIAL IMPLICATIONS/BUDGET IMPACTS

There are no anticipated financial implications on the Municipality as a result of the approval of this Heritage Permit application.

8. CONCLUSION

The proposed construction of a new attached garage and renovation and conversion of the carriage-house into a dwelling unit as seen in Appendices A & B, will not result in the loss of heritage fabric. The new 2 car garage does not appear to detract from the existing heritage attributes of the subject property. The carriage-house alterations will result in the loss of the carriage doors, however it is the opinion of Heritage and Planning staff that the carriage doors could find new life in the new coach house dwelling. Therefore, subject to the aforementioned, the proposal is an appropriate alteration and conforms to the Heritage Designation By-law, specifically the Statement for Reasons of Designation, and the Parks Canada Standards and Guidelines for the Conservation of Historic Places.



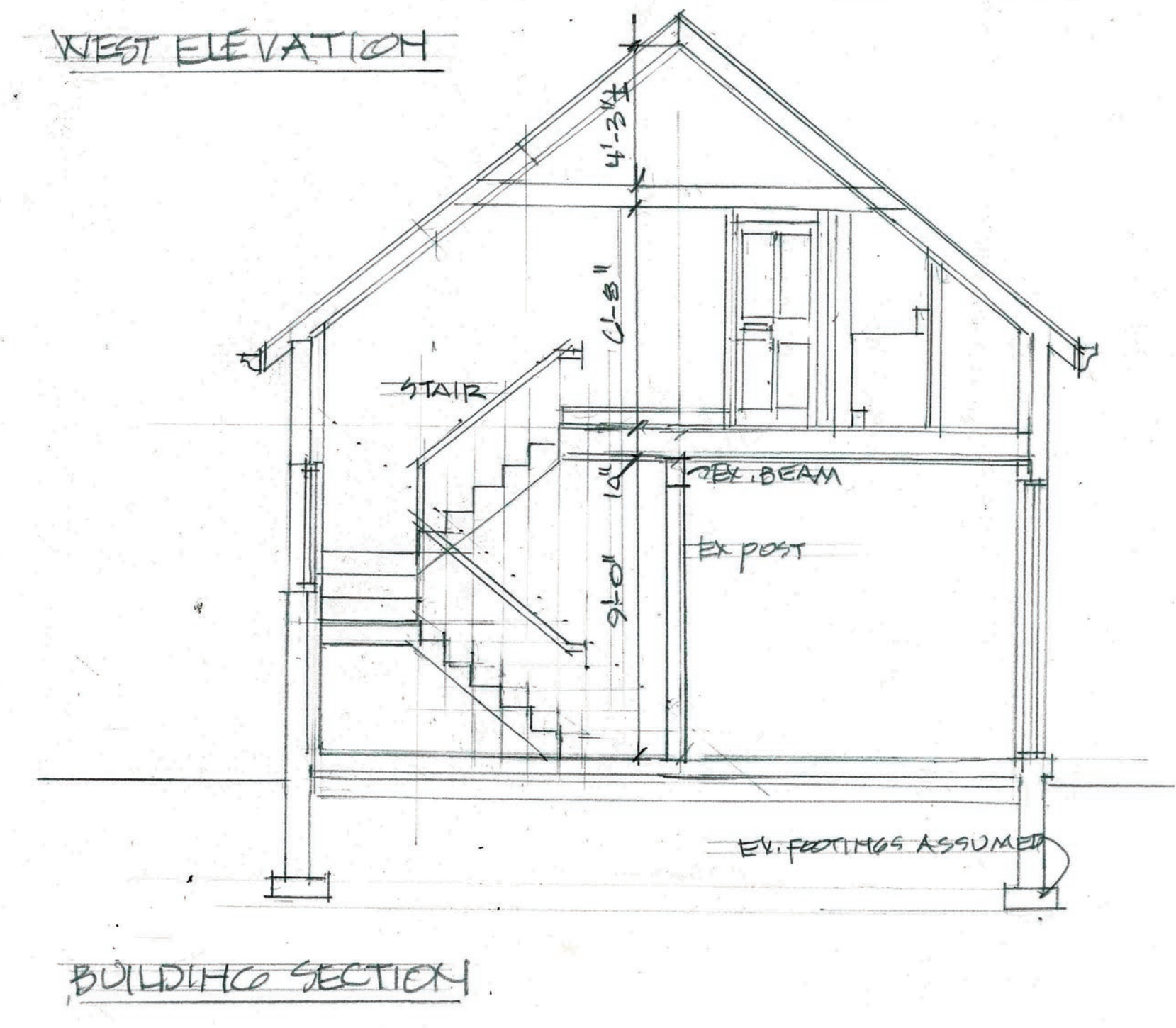
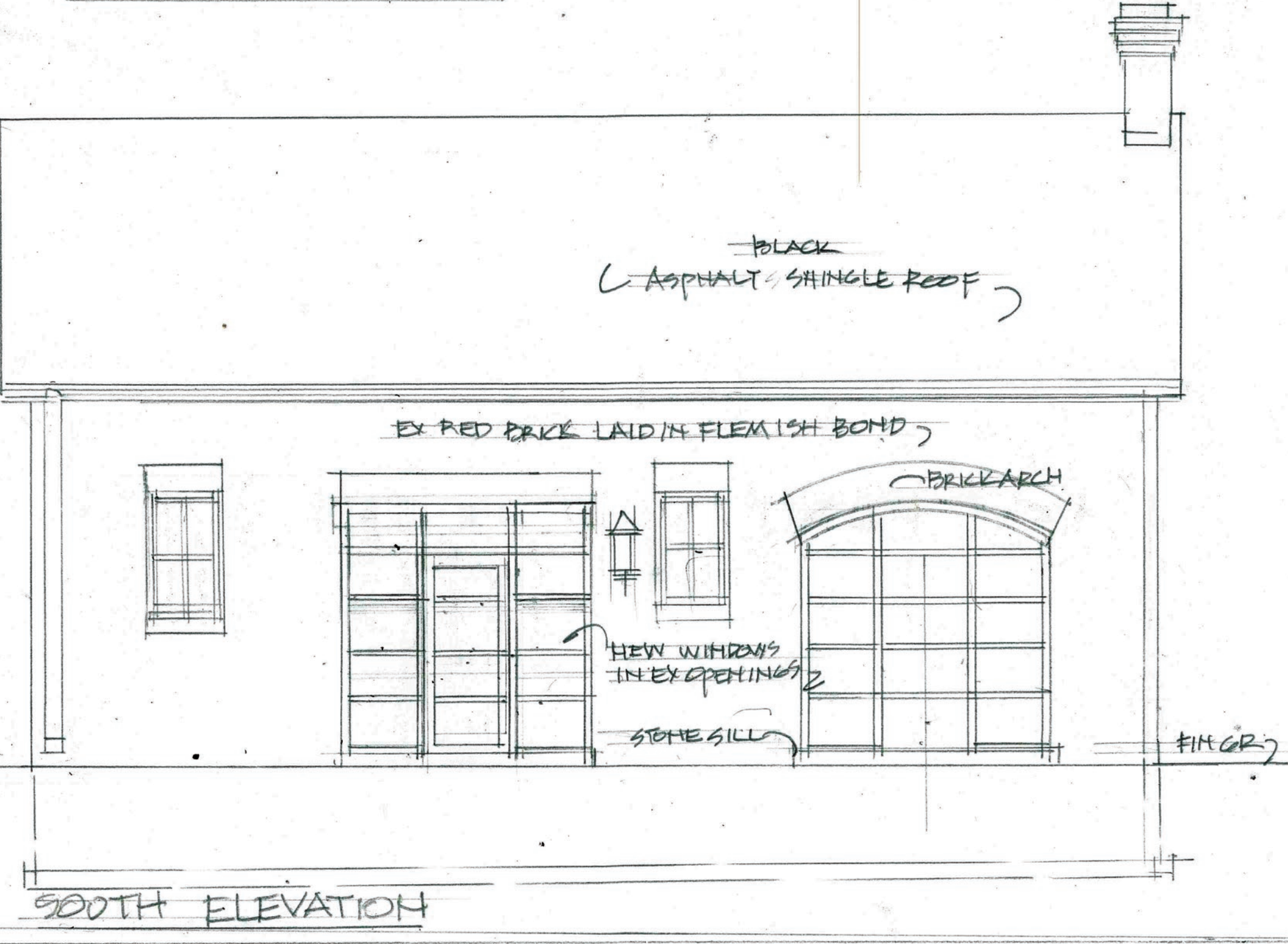
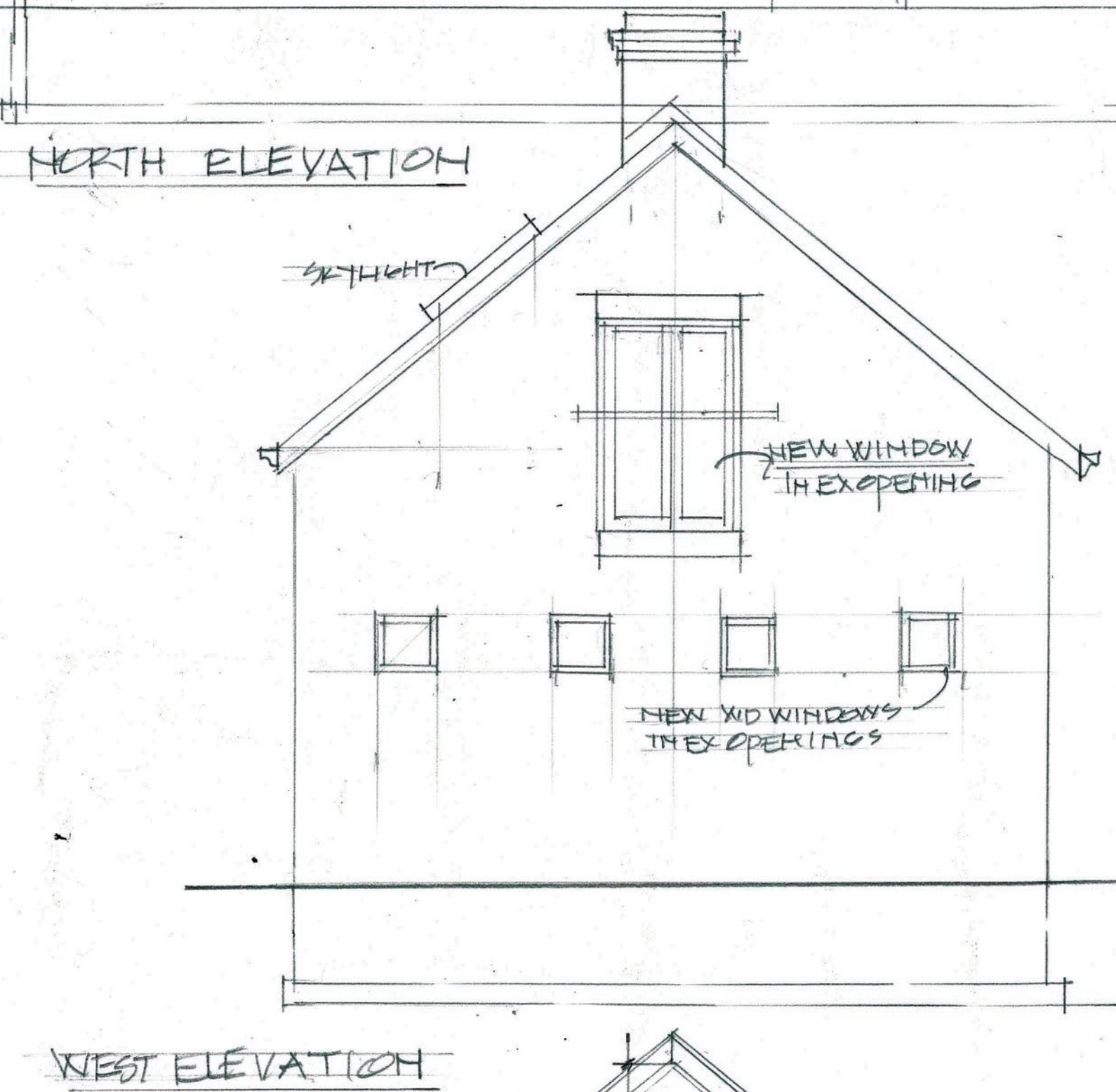
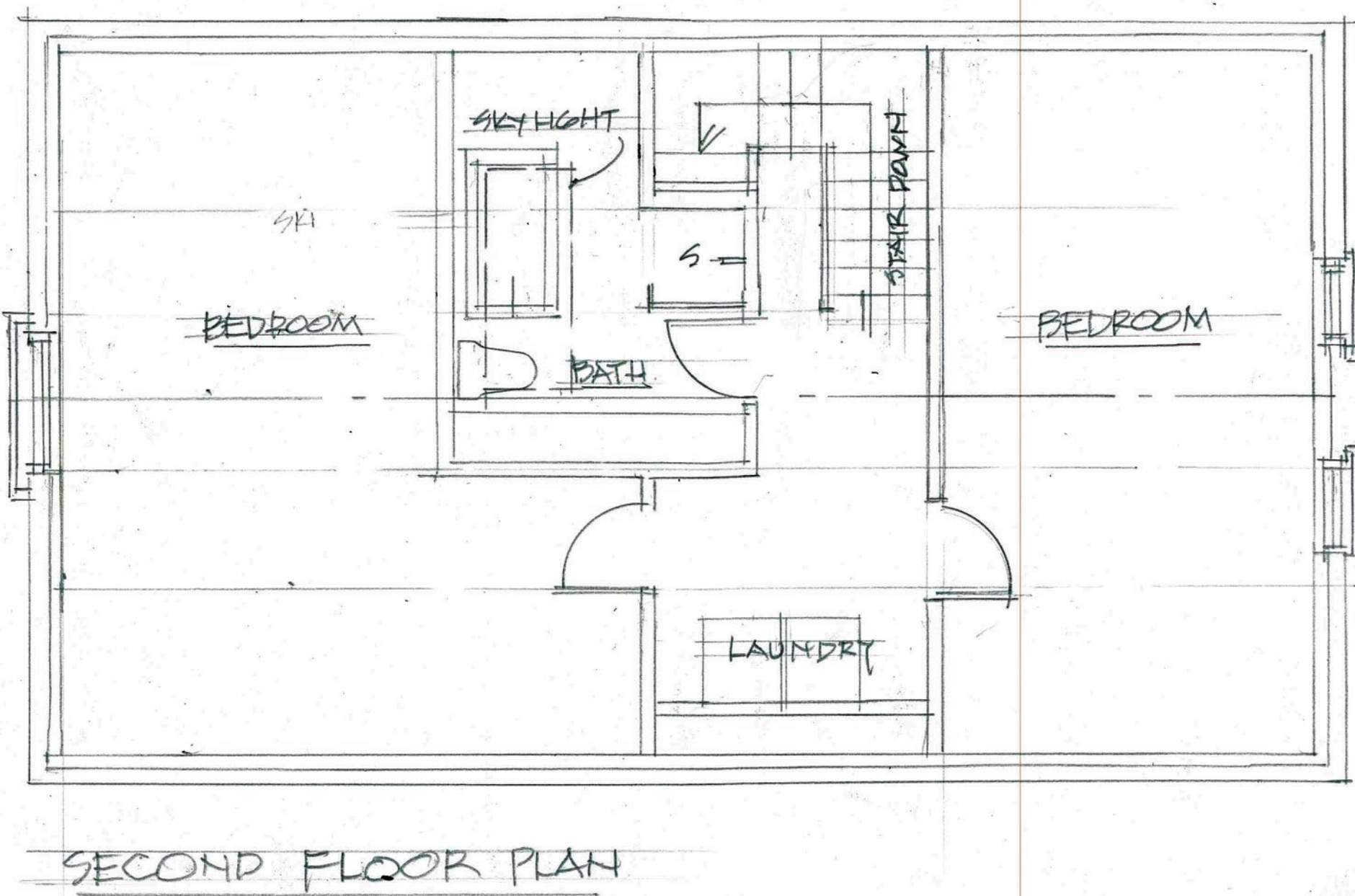
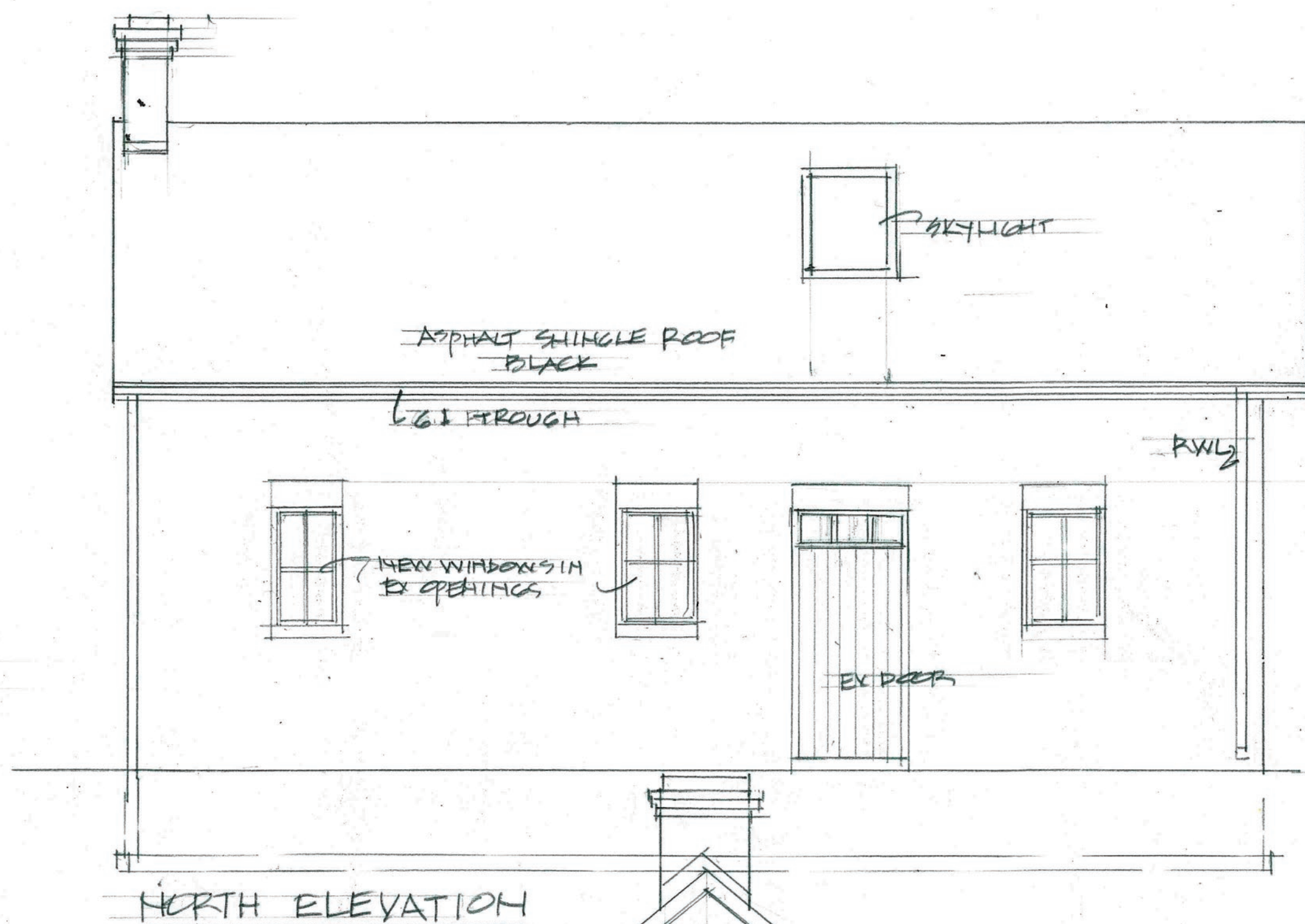
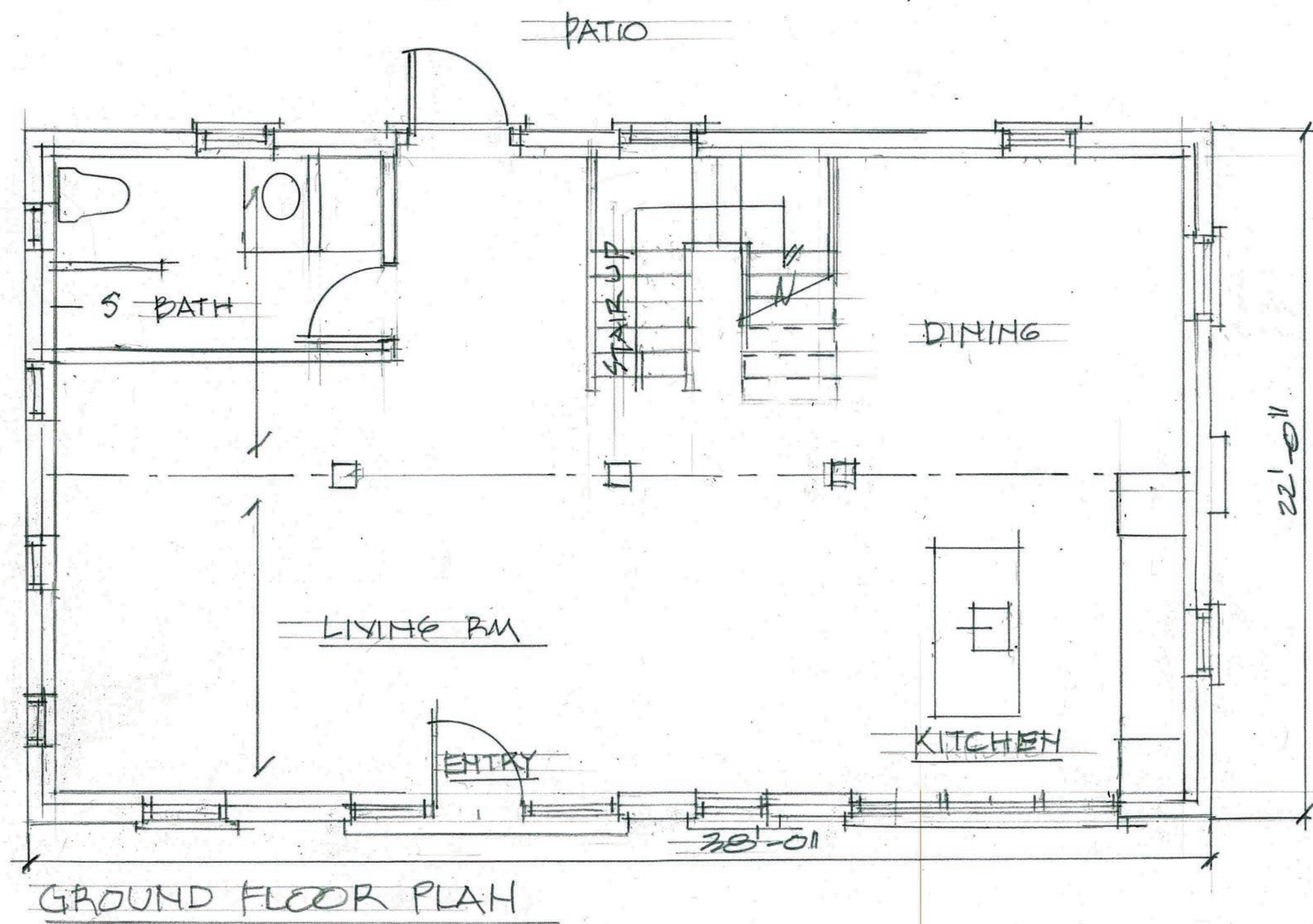
Project Name:
PROPOSED ADDITIONS TO H
 for
ANNE MARIE CUMMING
 589 KING STREET W
 Cobourg, ON

PHILLIP H. CARTER ARCHITECT
 789 QUEEN STREET W
 TORONTO ON M6J 1G
 (416) 504-6497
 phcarch@bellnet.ca

SCALE 1/4" = 1'-0"
 DRAWN *Mc*
 CHECKED
 DATE JULY 20/21

ONTARIO ASSOCIATION OF ARCHITECTS
 PHILLIP H. CARTER
 LIC. NO. 228

A-



Project Name:
PROPOSED COACH HOUSE RENOVATION
 for
ANNE MARIE CUMMINGS
 589 KING STREET W
 Cobourg, ON

PHILLIP H. CARTER ARCHITECT

789 QUEEN STREET W
 TORONTO ON M6J 1G1
 (416) 504-6497
 phcarch@bellnet.ca

SCALE 1/4" = 1'-0"

DRAWN *MC*

CHECKED

DATE JULY 26, 2021

DATE ISSUED



A-1



Building: The Cedars

Address: King St. W

Date:

Style:

Brief Architectural Description:

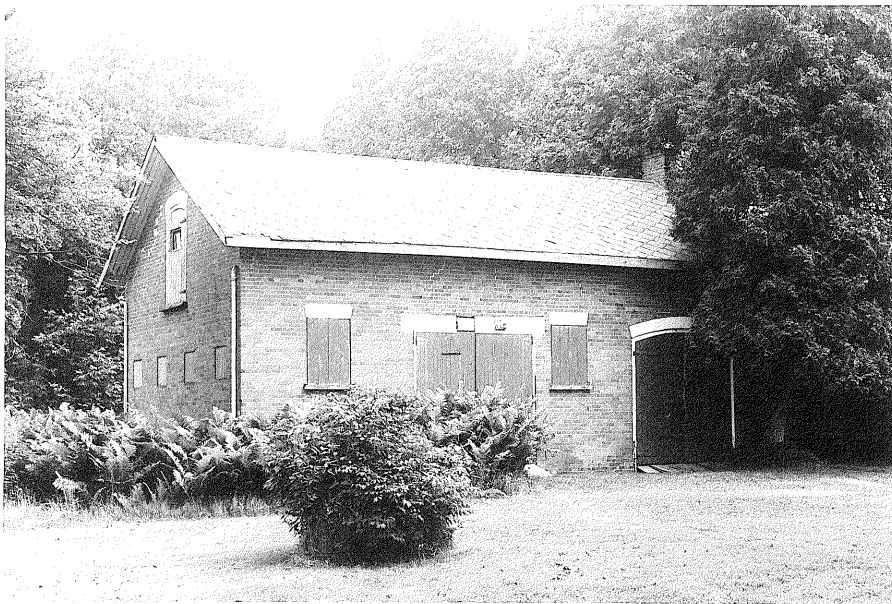
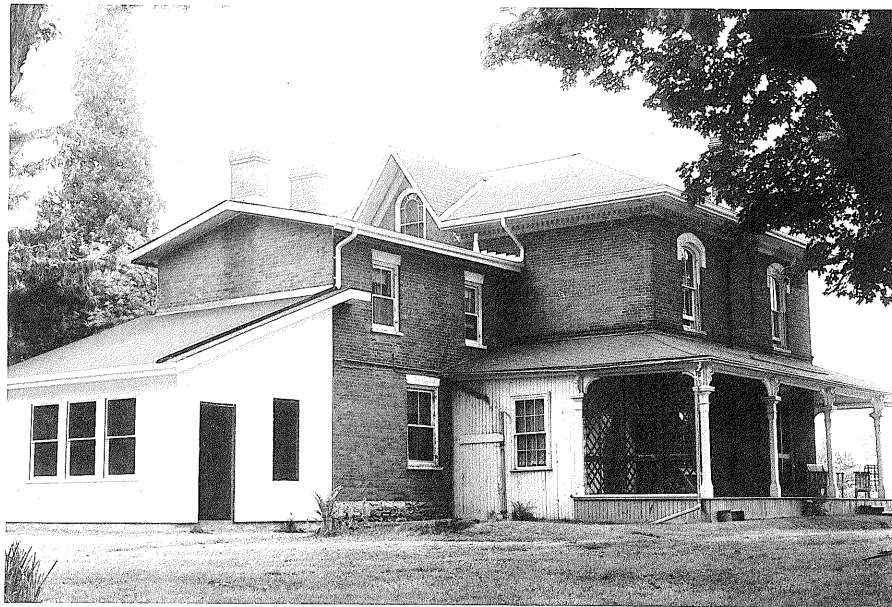
In the late 1870's or the early 1880's this beautiful Regency home was built on an isolated patch of lake front property on King west. The Cedars as it was call, was built by a Dr. Clarke, but later owned by the E.H. Osler family who came to Cobourg in 1874. Osler served as bank manager for the Dominion bank in town, and used the Cedars as his family's summer house. The rest of the year was spent at 130 King East. This house is one of the finest in Cobourg; the verandah runs around three sides of the house, supported by decorated pillars, and is quite unique in this area. The verandah shelters two french doors and a large

The Cedars - King St. W continued

main door which has an open transom, segmented flush lights, and semi-circular windows. The eaves on the house extend out quite far, and are in boxed cornice with decorated frieze. On the back facade is a single dormer with a charming recessed semi-circular window looking into the back yard.

* A relative of Osler, Sir Dr. William Osler co founded John Hopkins University and was the personal physician to American author Henry James and Wilder Penfield.

The Cedars





THE CORPORATION OF THE TOWN OF COBOURG

BY-LAW NUMBER 053-2021

A BY-LAW TO AMEND BY-LAW NUMBER 127-88, AS AMENDED BY BY-LAW NUMBER 16-93, AND AS FURTHER AMENDED BY BY-LAW 090-2009 BEING A BY-LAW TO DESIGNATE THE PROPERTY KNOWN MUNICIPALLY AS 586 OSLER COURT (formerly 589 King Street West) AS BEING OF CULTURAL HERITAGE VALUE OR INTEREST

WHEREAS Section 29 of the *Ontario Heritage Act, R.S.O. 1990 c.O.18, as amended* authorizes the Council of a municipality to enact bylaws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS Section 30.1(1) of the *Ontario Heritage Act, R.S.O. 1990 c.O.18, as amended* authorizes the Council of a municipality to amend a by-law designating a property under section 29 of the said Act;

AND WHEREAS authority was granted by Council to amend the designation of the property at Town of Cobourg, County of Northumberland, Lot 9, Plan 39M-936, PIN 51085-2173 known as 586 Osler Court (formerly 589 King Street West), to reflect the revised legal description of the designated property resulting from plan of subdivision 39M-936, as being of cultural heritage value or interest; and

AND WHEREAS the Council of the Town of Cobourg has caused to be served upon the owners of the land and premises Town of Cobourg, County of Northumberland, Lot 9, Plan 39M-936, PIN 51085-2173 known as 586 Osler Court (formerly 589 King Street West), and upon the Ontario Heritage Trust, Notice of Intention to amend the designation of the property and has caused the Notice of Intention to be published in the local newspaper for a period of 30 days in accordance with the requirements set out under the *Ontario Heritage Act*; and

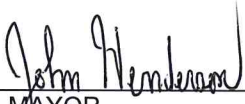
AND WHEREAS no notice of objection was served upon the Clerk of the municipality;

NOW THEREFORE be it resolved that the Municipal Council of the Corporation of the Town of Cobourg enacts as follows:

1. **THAT** the Schedule "A" to By-Law Number 127-88, as amended by By-Law Number 16-93, and further amended by By-Law 090-2009 designating the real property known as The Cedars, 589 King Street West, Cobourg is hereby revoked and replaced with a new Schedule "A", attached hereto and forming part of this by-law.
2. **THAT** By-Law Number 127-88, as amended by By-Law Number 16-93, and further amended by By-Law 090-2009 be hereby repealed as to the balance of the lots, the blocks and the streets in the plan of subdivision 39M-936 all as more particularly described in Schedule "A-2" attached hereto and forming part of this by-law.
3. **THAT** By-Law Number 040-2021 is hereby repealed.

4. **THAT** the Municipal Clerk is authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" to this by-law in the proper Land Registry Office.
5. **THAT** this By-law shall come into full force and effect upon the date of its passing.

READ a first, second and third time and finally passed in Open Council
this 28 day of June , 2021.



MAYOR



MUNICIPAL CLERK

Schedule "A"
LEGAL DESCRIPTION

Lot 9, Plan 39M-936, TOWN OF COBOURG being PIN 51085-2173 (LT)

Schedule "A-2"
LEGAL DESCRIPTION OF LANDS IN RESPECT OF WHICH
BY-LAW NUMBER 127-88, AS AMENDED BY BY-LAW NUMBER 16-93,
AND FURTHER AMENDED BY BY-LAW 090-2009
IS REPEALED

LOT 1, PLAN 39M 936 TOWN OF COBOURG, being PIN 51085-2165 (LT)
LOT 2, PLAN 39M 936 TOWN OF COBOURG, being PIN 51085-2166 (LT)
LOT 3, PLAN 39M 936 TOWN OF COBOURG, being PIN 51085-2167 (LT)
LOT 4, PLAN 39M 936 TOWN OF COBOURG, being PIN 51085-2168 (LT)
LOT 5, PLAN 39M 936 TOWN OF COBOURG, being PIN 51085-2169 (LT)
LOT 6, PLAN 39M 936 TOWN OF COBOURG, being PIN 51085-2170 (LT)
LOT 7, PLAN 39M 936 TOWN OF COBOURG, being PIN 51085-2171 (LT)
LOT 8, PLAN 39M 936 TOWN OF COBOURG, being PIN 51085-2172 (LT)
LOT 10, PLAN 39M 936 TOWN OF COBOURG, being PIN 51085-2174 (LT)
LOT 11, PLAN 39M 936 TOWN OF COBOURG, being PIN 51085-2175 (LT)
LOT 12, PLAN 39M 936 TOWN OF COBOURG, being PIN 51085-2176 (LT)
LOT 13, PLAN 39M 936 TOWN OF COBOURG, being PIN 51085-2177 (LT)
LOT 14, PLAN 39M 936 TOWN OF COBOURG, being PIN 51085-2178 (LT)
LOT 15, PLAN 39M 936 TOWN OF COBOURG, being PIN 51085-2179 (LT)
BLOCK 16, PLAN 39M 936 TOWN OF COBOURG, being PIN 51085-2180 (LT)
RESERVE BLOCK 17, PLAN 39M 936 TOWN OF COBOURG, being PIN 51085-2181
(LT)
RESERVE BLOCK 18, PLAN 39M 936 TOWN OF COBOURG, being PIN 51085-2182
(LT)
RESERVE BLOCK 19, PLAN 39M 936 TOWN OF COBOURG, being PIN 51085-2183
(LT)
BLOCK 20, PLAN 39M 936 TOWN OF COBOURG, being PIN 51085-2184 (LT)
BLOCK 21, PLAN 39M 936 TOWN OF COBOURG, being PIN 51085-2185 (LT)
BLOCK 22, PLAN 39M 936 TOWN OF COBOURG, being PIN 51085-2186 (LT)
SUZANNE MESS BOULEVARD, PLAN 39M 936 TOWN OF COBOURG, being PIN
51085-2187 (LT)
CEDAR SHORE TRAIL, PLAN 39M 936 TOWN OF COBOURG, being PIN 51085-2188
(LT)
OSLER COURT, PLAN 39M 936 TOWN OF COBOURG, being PIN 51085-2189 (LT)

Schedule "B"
Reasons for Designation

This fine regency style home was built in the early 1880's by Dr. T. E. White. In 1891 it was sold to Dr. J. R. Clark and in 1894 to Charles Guillet. In 1898 it was purchased by E.H. Osler, manager of the local Dominion Bank, and ownership remained in the Osler family.

The two storey house is of red brick with hip roof and wide boxed cornice with decorated dentil frieze. Three exterior chimneys extend through the roof. In the centre of the north façade there is a small gable with a circle head clerestory window in Queen Anne style with patterned glass. Below the small gable, a small 2 storey window projects northward, and has a low pitched gable roof.

The windows of the main building are four light double hung with segment arch heads. A verandah runs around three sides of the house and is supported by decorated wood pillars and brackets. Two French doors lead onto the verandah. The central main door has an open transom, segmented flush lights, and semi-circular windows.

The main door leads into a centre hall with pine and walnut staircase. The walls and ceiling of the centre hall have been decorated in a combination of bas-relief designs and all-over texture in papier-mache. The dining room off the centre hall is also unique in its decoration. The ceiling displays a large round mural of painted figures, surrounded by a trellis of papier-mache extending out to the walls. The upper portion of the walls is decorated with papier-mache done in intricate bas-relief design. The dado of the room is of moulded plaster work. The upper north west corner displays the title "The Flower Festival 1892" and is attributed to Charles Guillet. The papier-mache decoration is quite rare, and is remarkably well preserved.

On the property is a situated a barn and carriage house of red brick construction with gable roof. A chimney extends up the east end of the structure. The double carriage doors have a segment arch head as does the hay loft door in the west gable. Another pair of vertical plank doors leads into the stable area. The north façade contains a door which gave access to the paddock. The west end has four small window openings, and the south side has two somewhat larger.