

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:	November 3, 2021		
Report No.:	HP-2021-033		
Submit comments to Council			

Subject/Title: Heritage Permit Application – 36 King St W -Roof Replacement (South Portion of the Roof Only) – Luu

RECOMMENDATION:

THAT Heritage and Planning staff has reviewed the proposed roof replacement at 36 King Street West and has concluded that the proposal to replace the existing asphalt roof with a metal roof would be compatible alteration to the heritage structure and would conform to the Commercial Core Heritage Conservation District Plan;

FURTHER THAT Heritage Permit Application HP-2021-033, submitted by Michael Luu – be approved to permit a roof replacement at 36 King Street West, subject to the finalization of details by Heritage and 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 Heritage Permit Application HP-2021-033 for a new metal roof at 36 King Street West (south portion) in the Commercial Core Heritage Conservation District.

4. ORIGIN AND LEGISLATION

An application for a Heritage Permit was received on October 18th, 2021 from Michael Luu to undertake a roof replacement at 36 King Street West.

The subject property is located in the Commercial Core Heritage 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 the Ontario Heritage Act, the 90-day deadline for Council to deal with the application is January 16th, 2021.

Scope of Work:

Roof Replacement

1. New 36" 29-gauge metal panels in black to match the north portion of the roof.
2. Continuous peak ridge vent
3. Snow stop installed across entire perimeter of eaves, 24" from drip edge



Figure 1: 36 King St. W – current condition of a portion of the roof



Figure 2: 36 King St. W – Storefront



Figure 3: 36 King St. W – photo showing roof leak damage on the interior

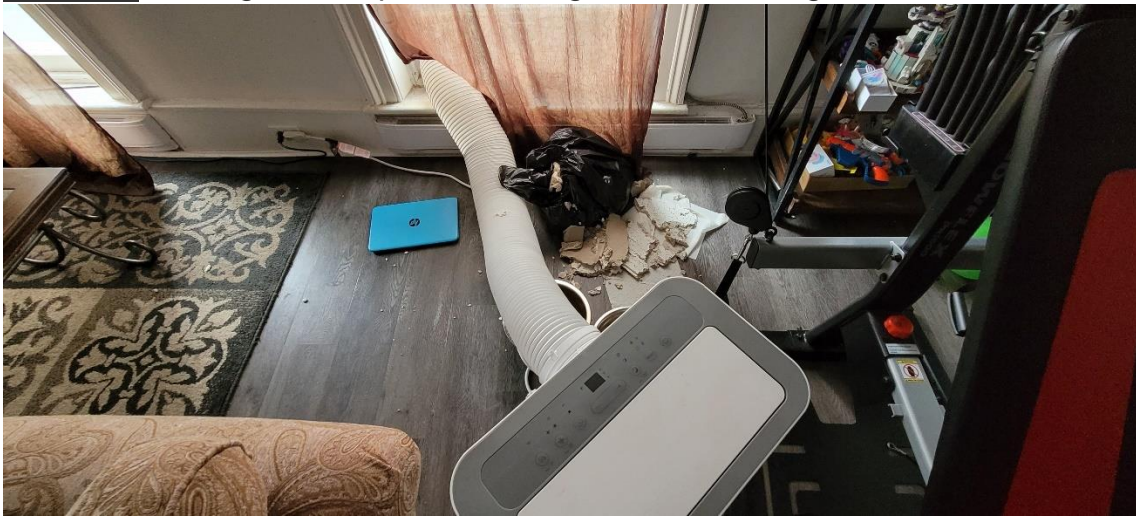


Figure 4: 36 King St. W – photo showing roof leak damage on the interior with falling ceiling tile



Figure 5: 36 King St. W – photo showing roof leak damage on the interior – black mould?

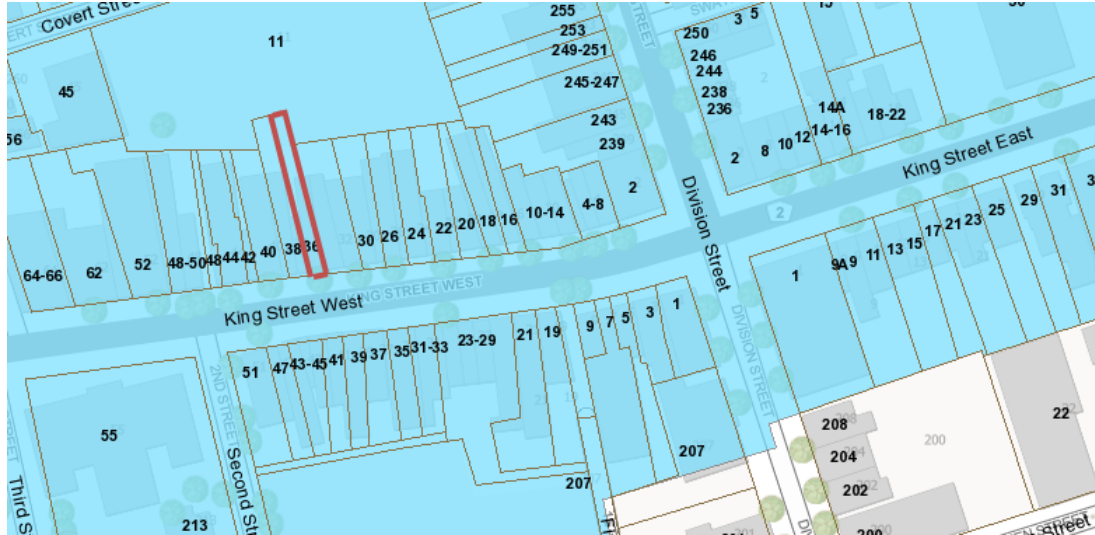


Figure 6: 36 King St. W – photo showing roof leak damage on the interior – black mould?

5. BACKGROUND

The subject property is located at 36 King Street West on the north side of King Street West and is designated under the Commercial Core Heritage Conservation District.

Geographic Context



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

Historical and Architectural Context

Please attached Appendix 1 – heritage property report.

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 Core 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 Heritage Conservation District Plan that are relevant to the evaluation of the proposed scope of work.

4.3 Roofs

Policies

- a) Decorative roof features and original/historic roofing materials, such as slate, wood shingles, and copper on sloped roofs, shall be retained and conserved. Replacement materials, if required, shall complement the original and/or historic materials.
- b) Many roofs within the District have asphalt or metal shingles, which may be replaced in kind.
- c) Sympathetic composite materials are also appropriate roof replacement materials.

Guidelines

- d) Vents, skylights and other new roof elements should be sympathetic in type and material and shall be located out of general view from the public realm.
- e) Roof drainage should be maintained and directed away from building foundations.
- f) The form, profile and details of original roof types should be maintained.
- g) The addition of solar panels or solar hot water heaters may be permitted on roofs, but shall not damage or remove heritage fabric. The installation of this type of equipment should be in the same plane as the roof (e.g., at the rear slope of a roof or on a flat or low pitched roof), and not visible from the street.
- h) Chimneys can be important heritage attributes and should be retained wherever possible. Non-functioning chimneys should be retained, capped and re-pointed where they are considered a heritage attribute of the building.

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 was conducted by Planning and Heritage Staff with the applicant in on an on-going basis over the last couple of months. During the meeting it was noted the condition of the existing roof, and the applicants desire

to replace the existing roof with a longer lasting steel roof and to match the north section of the roof, which is already black metal.

Roof

The property owner of 36 King Street West proposes to replace the aging asphalt roof with a black metal roof similar in design to other metal roof replacements on commercial buildings on King Street. The owner is proposing metal in order to add a protective element to the roof, more resilient to environmental elements that adds a protective and durable layer for many years to come, and to match the existing north facing steel roof. The property owner notes that the current roof is ageing and is in poor shape. There will also be ultra-low profile vents added to the ridge line.

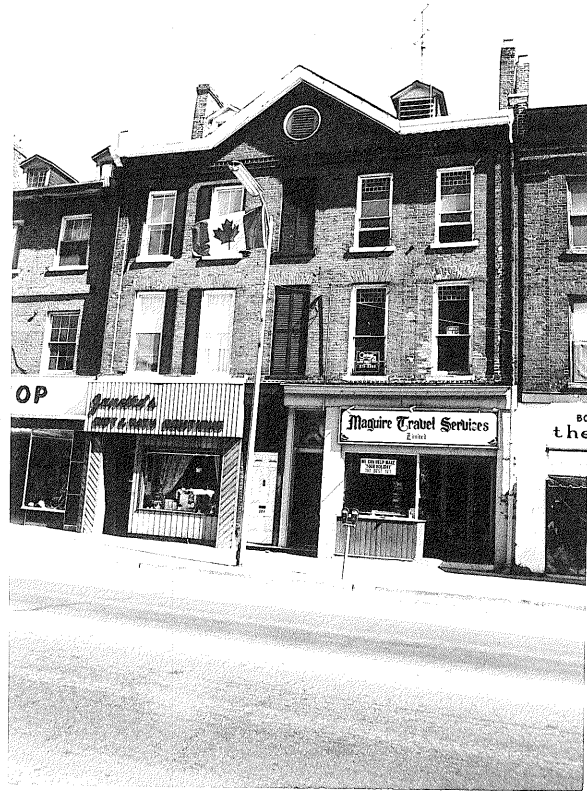
The proposed alteration has been evaluated against the Commercial Core HCD Plan, specifically the policy relating to roofs (4.3), and it has been determined that the new roof (change from asphalt to black metal) is an acceptable/sympathetic alteration. The roofline, dormers, chimneys, and other defined heritage attributes are not proposed to be changed as a result of this alteration. The applicants have retained Moffat Bros. as the contractor to undertake the proposed alteration.

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 alteration/improvements through the replacement of the existing asphalt shingles to a black metal roof, meets the policies as set out in the Commercial Core Heritage Conservation District Plan (Section 4.3) and the goals of the Cobourg Heritage Master Plan, subject to the finalization of details by Heritage and Planning staff.



Building:

Address: 36, 38 King St. W.

Date:

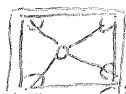
Style:

Brief Architectural Description:

MAGUIRE TRAVEL SERVICE 36 KING STREET W
JANNETTE'S BATH BOUTIQUE 38

This particular building is at the midpoint on the north side of King Street, the only one of its kind. It is a major break in the continuity of the streetscape. In an overall view of the street looking from the southside on King Street, this building creates a distinct dividing point of interest. The question is asked, Why would there be a gable on the facade side? The small roundel below the gable was supposed to have at one time a clock, before Victoria Hall was built which might have been the reason. The center of town visible for the public. The building is a three storey red brick stretcher bond structure with ten windows flat, long and narrow. The central two under the roundel have been closed with shutters for a number of years. Four of the windows to the east have an upper quarter of stened glass, uncommon to commercial architecture. Another example of is seen in the building housing the TOY SHOP on the north side of King Street west of George Street. On gabled building, the windows are doublely paned with the remaining four windows on the west side are a combination of four panes on top and two on the bottom four panes altogether. All of the windows are much longer than any of the previous windows studied. The whole of the facade is recessed within two flat columns, at the east and west side. The frieze below the gable and eaves protrudes slightly with a row of angled bricks, quite different from the box like feiezes of the easterly buildings. On either side of the central gable are two dormirs with windows, boarded as air vents. A truely unique building. The doorways, centrally located are the early panelled doors, two small upper panells, with two longer panells and two shorter ones. Heavay, solid doors, above the east door is a delicate iron and glass window

which occurs peroidically in doorways throughout the town.



2.

Another example, is the door to the west of Sommerville's Sporting store, on King Street East of George Street, on the north side. The lower level, has been defaced for commercial purposes, larger windows. MAGUIRE'S TRAVELS SERVICE could possibly have the original doors, long narrow French doors with glass three quarters of the way and lower quarter of panelling.