

CULTURAL HERITAGE IMPACT ASSESSMENT (REVISED)

93 ALBERT STREET

Cobourg, Ontario

July 15, 2021



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1.0 Introduction to Development Site

1.1 Purpose of Report

As stipulated in the Town of Cobourg Official Plan and the guidelines for new development within the Town's heritage conservation districts, a cultural heritage impact assessment is required in order to permit any alteration or demolition of properties within the district. This assessment has been requested only for the demolition of 93 Albert St., not for a replacement building.

1.2 Description of Property

The subject property is located on the south side of Albert St., approximately a block and a half west of Division St. between Third St. and Hibernia St. It has a frontage of 20.12 m on Albert St., an average depth of 43.59 m and an area of approximately 877 m². It is occupied by a Victorian-era brick 1 ½ storey vacant dwelling built between 1844 and 1858, located at the northwest corner of the property. The site is generally flat and there are a few mature trees in the rear yard. A location map and legal survey of the property are included as Figures 1 and 3 to this report, respectively.

1.3 Surrounding Land Uses

To the south, east and west are detached dwellings, most of which appear to be dating to the late 19th century, and to the south is the King George Inn, a small boutique hotel that was converted from the former Cobourg Jail. (A history of the jail can be found in section 2.2 of this report.) South of the Inn is a 3-storey condominium complex fronting onto the harbour.

1.4 Planning Context

The subject property is located within the "Main Central Area" designation on the Town of Cobourg Official Plan. It is also designated "Residential/Office Area" on the Harbour Area Secondary Plan which covers the area south of the downtown. Permitted uses within this designation are existing low-rise housing forms (detached, semi-detached, duplexes, triplexes and quadraplexes) or conversions to office uses, either wholly or partially.

1.5 Heritage Context

The subject property is located within the Commercial Core Heritage Conservation District, as shown on Figure 2. The Town of Cobourg's Heritage Master Plan vision for the town is to conserve and enhance its cultural heritage resources and to manage change so that growth is in keeping with the heritage character of Cobourg and preserves its "small-town feel".

Properties on Albert St. that are located within the Heritage District include nos. 77, 86, 87, 88, 90, 93, 94, 98, 99, 100, 101, 012, 106, 107, 108 and 109. There are also 3 properties on Albert St. that are listed but not designated – nos. 10, 219 and 235. Immediately to the southwest of the subject property is the Cobourg Jail (77 Albert St.) while Victoria Hall (55 King St. W. – opened in 1860) and the Market Building (built in 1850) are in close proximity.

Section 2.2 of the District Plan, the Statement of District Significance, describes in detail the origin of settlement in the district and the heritage characteristics of the buildings in the area, pointing out the fact that many of the early frame buildings were destroyed by fires, resulting in a predominantly brick street wall by the year 1900. In the 19th century, the commercial core was much more residential in nature, as many shop owners lived above their businesses. The District Plan also notes the presence of a small number of residential buildings outside of the King St. commercial area, including 93 Albert St., which are defined as generally low-profile single-detached structures, mostly of vernacular design.

Section 2.3 lists the heritage attributes of the district and section 2.4 provides the goals and objectives of designation. The heritage goals are stated as follows:

- *to protect and enhance the existing 19th century commercial street wall of the Commercial Core Heritage Conservation District.*
- *to conserve the Commercial Core's heritage attributes by allowing only those changes that are compatible with the built form and consistent with the cultural heritage value of the District;*
- *to encourage decision-making that is consistent with the cultural heritage value of the Commercial Core Heritage Conservation District.*
- *to manage change through the review and approval of heritage permit applications.*

Section 2.4.2, Conservation Objectives, includes the following objectives that are relevant to the subject property:

- c) to discourage the demolition of existing heritage buildings and their replacement by new development.
- d) to maintain the commercial and residential environment within the District and to discourage the establishment of land uses which would be incompatible with or have adverse effects upon the predominantly commercial character of the District.
- e) to accommodate new development only where it respects or otherwise complements the prevailing low profile (two or three storey) and heritage character of existing buildings and structures within the District and does not adversely affect the cultural heritage character of the District.
- g) to support existing uses and adaptive re-use wherever feasible within the existing heritage building stock.
- h) to ensure the protection and retention of the heritage character of the existing roads and streetscapes within the District.

1.6 Owner's contact information

The registered owner of the site is 2744845 Ontario Inc., carrying on business as LeBlanc Enterprises. The contact person is Mike Clark who can be reached at [mike@leblanchomes.com] or 905-396-0957.

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 the most 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 outlined on the Title Search (Appendix 'A' to this report). A description of each follows.

2.2.1 Early lot owners (1806 – 1867)

A Crown Patent for 240 acres, including the lot on which 93 Albert St. now stands, was granted on Jan. 29, 1806 to Nathaniel Herriman, one of the area's first settlers. Over the next decades, the land was continuously subdivided. In November, 1824, Ebenezer Perry (1788-1876), a well-known local merchant, mill owner, senator and brother to Peter Perry, for whom Port Perry is named, sold lot no. 20 to James Gray Bethune (1793-1841), businessman, lieutenant-colonel of the militia, justice of the peace, and agent of the local branch of the Family Compact-connected Bank of Upper Canada – also the town's first Postmaster in 1817, like William Sykes half a century later.

In 1859, William Roberts transferred the land to contractors William and David Burnett, the builders of Cobourg's landmark Victoria Hall (1860).

2.2.2 John Barr (Estate) (1868)

In 1867, William F. Harper and James O'Neill, acting as executors for John Barr (or possibly De Barr), sold the land to Hugh Gordon for \$800. The Barr family was well-known in Cobourg, and William Edward "Bud" Barr (1921-2009) indicated in a 2005 interview that his great-grandfather settled in the area in 1844, so this may have been John Barr.

No records have been found for the construction date of the house. A number of early maps and plans of the downtown Cobourg area are of questionable use in determining an exact date of construction for the property, but it seems likely that it was built between 1844 and 1858, when it appears on the 1858 Hannaford and Lloyd plan of Cobourg.

2.2.3 Hugh Gordon (1868–1897)

According to Robert Mikel, the house and lot was bought by Hugh Gordon (?-1903), who was described in the deed as "hotelkeeper". However it appears that the home was occupied by Patrick Gordon and his family for most of the period that Hugh owned it.

He had a son named Patrick Hugh so his name may also have been Patrick Hugh Gordon. Also, there was a Hugh Gordon born 1834 who may have been a relation (and seems much better off), who bought the house and rented it to Patrick.

In J. C. Connor's 1871 Northumberland County Directory, Patrick Gordon is listed as a labourer living on Albert Street, in the same general location between the Barbers and Delanys that the Sykes did ten years later, which suggests the same house. Patrick Gordon died in 1885 and his wife Mary McCann Gordon died in 1897; her residence is listed as Albert Street. This is the same year the house was sold to John Ruse. The information from the Town of Cobourg states that the owner of the property, Mr. Gordon, rented the property out to William Sykes (the postmaster), his wife, and four children.

2.2.4 William Sykes (1811–1900)

William Sykes and his family apparently resided in the property for many years. Sykes was born in England and emigrated to Canada in 1837, eventually becoming a cabinetmaker, then farmer, in Northumberland County before Sykes served as Cobourg's Postmaster from July, 1873 to June, 1896. Northumberland County before his appointment as Postmaster. The 1861 and 1871 censuses show the Sykes in Hamilton Township; William's occupation is listed as farmer. The Sykes family likely moved to 93 Albert from Hamilton Township in 1873 after his appointment as Cobourg's Postmaster. The 1881 Census lists William as Postmaster, living in Cobourg with his wife Jane and eldest daughter, Jane Julia. The Tax Assessment rolls for 1885 show William Sykes as a tenant on Albert St. with his wife and two (later four, or possibly six) children and Hugh Gordon as the owner/ Sykes served as Postmaster from July 1, 1865 to June 18, 1896, though apparently his youngest daughter, Amelia, acted as his assistant and surrogate for many of his later years as his health declined.

Though his record in the role was exemplary, and he continued to serve into his 85th year, he was approached by the newly elected member of parliament and former mayor George Guillet and his business partner, John W. Bickell, the collector of inland revenue for Cobourg, who wished him to resign. When he refused, they apparently paid him \$1000 for his resignation, and immediately instated Guillet's own brother Charles in this high-status role. In October of that year, a federal inquiry was commissioned into this scandalous affair, the details of which were given front-page coverage in the local papers, but no records could be located of the inquiry's outcome.

Regardless, Charles Guillet was evidently unsuited to the position, as he served as postmaster for only eight months after which he left town.

Interestingly, Edwin C. Guillet (September 29, 1898 – 26 June 1975), George's nephew, published over 150 books on historical topics, including a popular history of Cobourg, and many papers on Canadian trials.

William Sykes' daughter Eliza married Stuart Goode Hayward, the son of Captain Alfred and Caroline Bartlett Hayward. Caroline Hayward was an author and poet in Canada, and wrote *The Battles of The Crimea*, published in 1855. Two of Stuart's brothers became famous painters: Alfred—who lived mainly in England—painted landscapes and still lifes; Gerald Sinclair Hayward (1845–1926) abandoned farming to become a renowned painter of miniature portraits, one of the foremost painters of miniatures at the turn of the 20th century. His miniatures still hang in many major art galleries, and some say he was the artist who popularized the revival of miniature portraits at that time.

2.2.5 1897–1950 — John Charles Ruse (1859–1950), Catherine Jane Ruse (née Stiles) (1860–1948), and Wilfred J. Ruse

John Ruse was chief of the Cobourg police service, as well as chief of fire services, from 1898–1936. Ruse joined the fire brigade in 1883, and then the police, becoming chief in 1897 at a salary of \$400 per year.

Chief Ruse made his rounds on an old bicycle and kept his office a short 1 ½ blocks away in the west wing of Victoria Hall. His motto was “prosecute not persecute”, and it was said that those who were apprehended knew that their punishment was well-deserved.

It appears that John Charles Ruse, along with his wife, son Wilfred J. Ruse, daughter Verna Harcourt (née Ruse), and son-in-law Clifford Duncan Harcourt all resided together.

In 1917, a John C. Ruse died in Cobourg. This is likely to be either the father of owner John Ruse or grandchild of John and Catherine Ruse.

2.2.6 1950–1953 — Verna May Harcourt (née Ruse) (1889–1984)

Verna Harcourt was married to Clifford Duncan Harcourt (1884–1944). It is likely that Mrs. Harcourt inherited the house at 93 Albert Street upon her father’s death, with the ownership transfer being assisted by Wilfred Ruse.

2.2.7 Wallace George Payne and Bruce Charles Payne (1953–1968)

In 1962, ownership was transferred to Wallace Payne alone, leading to the suspicion that Bruce Payne was either deceased at that time, or had moved away.

2.2.8 Dennis Dial Hutt and Barbara Ann Hutt - 1968–1969

Dennis and Barbara Hutt are currently Belleville residents. They have a son, Martin Hutt. They lived at 93 Albert Street for less than one year.

2.2.9 Willard Arnold Cochrane and Margaret Mary Cochrane (1969–1998)

Willard (1931–2009) and Margaret were married in 1955 and had two daughters (Deborah and Catherine).

Willard died at the Community Nursing Home in Port Hope. Margaret founded the Beyond The Blue Box (a non-profit), “one of Canada’s longest standing and most successful community based waste reduction and reuse centres.”

Margaret also founded The Book Nook, a used book store in Cobourg, in 1994. As of 2019, at the age of 91, Margaret was still very active in both ventures, as she has been for over 25 years.

2.2.10 James Ward Hoffman (ended in foreclosure) (1998–1999)

Mr. Hoffman was a developer who is known for his extensive work in cleaning up the Cobourg waterfront with the intent to foster new buildings in the immediate vicinity. The era in which he did most of his work (the 1980s–1990s) is regarded as “The Hoffman Years” because of how much change he enacted in that area during that time. Mr. Hoffman is generally well regarded in the legacy he has left in the form of Cobourg’s waterfront community.

He died in 2006 in Cobourg. Because of his quick ownership (and subsequent loss) of the 93 Albert property, it is unknown what his intentions were in regards to the property itself or whether he physically resided there.

2.2.11 Helmut Heinz Dostal and Caroline Tapp-McDougall (1999–2007)

Dostal and Tapp-McDougall are co-owners of HomeFront magazine, a “Canadian print magazine at the forefront of interior design, jet-setting, dining, golf, spa & automotive trends” established in 1994. A BCS Group publication” the magazine is under the corporate BCS umbrella, and cites Dostal as publisher/advertiser, while Tapp-McDougall is listed as editor-in-chief. The magazine is currently run out of 255 Duncan Mill Rd, in Toronto.

Dostal and Tapp-McDougall also run the BCS group, a marketing agency aimed at promoting businesses.

Tapp-McDougall also runs and operates the Canadian Abilities Foundation (among many other offshoots), which is another online magazine portal marketing company that also operates out of the BCS office.

2.2.12 Laurel Barbara Clarry (ended in foreclosure) (2007–2020)

On March 10, 2020, under power of sale: Laurel Barbara Clarry defaulted on the mortgage and the property was foreclosed upon. She is a restaurateur, having owned MacAllisters Grill and Tavern (Cobourg), Winchester Arms (Orangeville), The Cat and Fiddle (Cobourg), and The Winchester Arms (Port Hope).

In 2018, Ms. Clarry (with business partner John Lee) spoke to Cobourg city council as a delegate in regards to 77 Albert Street and 38 Albert Street (what appears to be two small take out restaurants nearby her residence at the time), asking council to reconsider their decision to exclude these properties from the 2017 Downtown Cobourg Vitalization Plan.

Clarry and Lee apparently also owned 77 and 87 Albert Street (which both adjoin 93 Albert Street), and in 2016 had planned to build townhouses on the properties (which never came to fruition). 77 Albert Street is a historic home that was formerly the Cobourg jail (circa 1906). On the Commercial Core Walking Tour site, the jail is described as follows:

“This was the site of the Cobourg Rink from 1893 to 1906. The jail, built in 1906, was designed by Power & Son, Kingston architects. It also contained quarters for a governor. The jail was one of the biggest of its time in Upper Canada, holding up to one hundred inmates. Over 92 years of operation, the structure remained much the same, except for the replacement of the old brick wall with a taller 17-foot concrete wall. The doors were closed in 1998. Now several businesses operate out of it, as well as the Old Cobourg Jail Museum.”

Locals apparently gave the jail sarcastic nicknames based on the governor or the day, e.g. “Snelgrove’s Palace”, etc.

3.0 Assessment of Existing Condition

3.1 Exterior

The existing building at 93 Albert Street, Cobourg has a two-storey brick exterior with multiple wood frame additions at the back. The front (north side) of the building is brick veneer with wood windows. Mortar is missing from some bricks, and joints are not consistent. The front entrance wood sill is damaged and the concrete front porch surface is rough and not level. The east elevation brick face is cracked and spalling due to the freeze/thaw cycle. The west side of the building is not accessible due to overgrowth of plants and trees. The overall roof ridge line is sagging in the middle from east to west.

The rear of the building has experienced various wood frame additions with horizontal exterior siding (We were unable to document the dates of these additions through our research). Roof shingles are in poor condition and moss is growing on top of the roof causing water damage. The gutter is hanging off the edge of the roof. Dormer roofs at the second floor are made of unfinished exposed wood sheathing, not protected from the weather.

3.2 Interior

At the main floor, there are no existing finishes: minimal insulation, no vapour barrier and no drywall to protect the home from the elements. Interior is mostly exposed wood studs and joists which have been water damaged. Flooring is a combination of wood floor and damaged wood sheathing.

The second floor is similar to the main, with all exposed wood studs and rafters. Exposed roof sheathing is stained due to water damage. There is no interior roof insulation.

The basement consists of stone rubble foundation walls and wood columns and beams which are not fastened properly and are rotting due to water damage. Stone foundation walls are cracking.

In our opinion, the existing building is in a severely deteriorating condition, and it clearly has not been protected from the weather. The materials and structure are generally in poor condition; the limestone rubble wall is deteriorating; the main wood floor beams, wood columns, floor joists and perimeter beams are deteriorating; the access to the second floor is unsafe due to the removal of the stairwell; and there is visible water damage to the roof. Additional details on the condition of the building are provided in the engineers' report (see Appendix C).

4.0 Heritage Significance of Albert Street

Albert St. still features several of the downtown's earliest properties, many of which are on the town's heritage register, including the 15 that form part of the Commercial Core Heritage Conservation District. The property is therefore contextually important as a member of this cluster of early homes on Albert St. It has been described by Rob Mikel in this manner:

The house at 93 Albert St. is a good example of a mid-19th century vernacular cottage. It is an anchor building in a cluster of houses located between Third St. and Hibernia St. that are significant for their early age, which dates from c.1840 to the c.1860's, and their relationship to each other. While a number of these structures such as Albert St. are individually significant, as a group they form a unique and important streetscape of early buildings that have survived close to the downtown core and are rare examples of early structures in the area historically known as Kerrytown.

The neighbouring properties between Third and Hibernia are important to this neighbourhood and the story of Cobourg in the mid-eighteenth to mid-nineteenth century. For example, Mr. Mikel points out that 87 and 109 Albert St. are very early houses, i.e. 87 Albert could date to as early as the late 1830's to the early 1840's. This property appears on the 1858 map of Cobourg. Both 87 and 109 have very handsome "carpenter" or vernacular neo-classical doorcases which were used in Cobourg into the early 1840's. Both houses are representative of the Georgian/neo-Classical style, and the doorcase on 87 Albert is particularly fine.

The houses at 86 and 107 Albert St. date to the early 1900s. 86 Albert is a classic "Jackson House", a design used by noted Cobourg builder Reuben Jackson from the early 1900s to the 1940s. This house appears to date to around 1910. It was occupied from the late 1930s into the 1940s by George and Stella Rothwell. George was the manager of Douglas-Pectin Ltd., later General Foods.

Though superficially altered, the properties at 90, 94 (or 96), and 98-100 Albert St. date to pre-1858 and appear on the Cobourg map of 1858. They appear to be very early cottages and could date to the 1830s or 1840s. Their scale and form are an important part of the streetscape.

The three-bay house with returning eaves at 99-101 Albert St. started life as a single-detached clapboard house and was converted sometime in the late 19th century into a semi-detached. It appears on the 1858 map of Cobourg, and is similar to the Barber house, though the original front door was much simpler. The original single door head is still visible on the façade.

106-108 Albert St., a handsome semi-detached house with buff brick window heads, could be the house located in this spot on the 1858 map. It appears to have been clapboard but at some point was bricked over. Number 106 was long owned by William Titford, a liquor merchant. Number 108 was later owned by Titford's daughter Muriel and her husband Robert Fitzgibbon. Fitzgibbon was for many years Cobourg's assistant Fire Chief, then was promoted to Fire Chief. This indicates that this short block sheltered two fire chiefs and two postmasters over the town's history. Whether the house was built as a semi-detached or if it was a converted single-detached house needs more investigation.

No. 109 Albert St., a well-proportioned 3-bay house, has returning eaves and an early doorcase indicative of an early date, and also appears on the 1858 map of Cobourg. The house was owned from the late 1860s by a prominent Cobourg family, the Barbers. James Barber resided here until his death in 1885 and his widow Frances continued to live in the house. James Barber was the Superintendent or General Manager of the Cobourg, Peterborough & Marmora Railway and Mining Company until his death.

Albert St. forms an important part of the Commercial Core Heritage Conservation District, the home of many early merchants and municipal employees who would have appreciated this location convenient to Victoria Hall and the downtown.

As well, the street constitutes a northern boundary of the Kerrytown area, an historic Irish settlement extending from approximately Second St. to Durham, centred on Hibernia St., and distinct from Corktown in the east end of Cobourg. Kerrytown embodies the legacy of the many hundreds of Irish immigrants who landed on Cobourg's shores in the mid-1800s and who helped the community grow and prosper in those boom years when Cobourg was a large, thriving centre of trade, education and commerce.

5.0 Statement of Significance

5.1 Description of Property – 93 Albert Street

The subject property is a 1 ½ storey residential building, located on the south side of Albert St. between Third St. and Hibernia St.

5.2 Statement of Cultural Heritage Value or Interest

Built in the mid-1800s, 93 Albert St. is a typical red brick, modest Victorian-style home with a large central gable overtop of a semi-circular window opening. It features a prominent front door with recessed sidelights on either side and a transom above. A single brick chimney is located towards the back of the east side of the house.

Regrettably, most of the exterior heritage attributes, particularly the enclosed front porch, the two-over-two wooden windows with shutters, the arched window and the decorative fretwork under the central gable, and the Gothic picket fence along the front of the property, have been removed. The remaining heritage attributes are the built form and architectural style of the house, its contribution to the Albert St. streetcape, the 3-bay brick façade, the front porch and the prominent front entrance with its recessed side lights and transom light.

5.3 Evaluation under Ontario Regulation 9/06

The regulation under the Ontario Heritage Act, which sets out the criteria for determining cultural heritage value or interest, states that a property may be designated if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

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;
 - iii Is a landmark.

Our evaluation of the subject property in the context of Ontario Regulation 9/06 concluded as follows:

1. The property has design and physical value in that it is a representative example of a Victorian 1 ½ storey brick dwelling, typical of its era.
2. The property has historical and associative value in that many prominent figures in the community have owned and/or resided in it over the years, including the Town's first Postmaster, a past Police Chief and Fire Chief and a developer who was directly involved in the "cleaning up" the Cobourg waterfront during the 1990s.
3. The property has contextual value in that it is an important component of the historic Albert St. character and is visually and functionally linked to its surroundings.

In conclusion, the 93 Albert St. dwelling certainly has historical, contextual and architectural significance and would appear on the surface to qualify for designation under Part IV of the Heritage Act. However, because it is already designated under Part V, we would suggest that an individual designation would be unnecessary and redundant in the circumstances.

6.0 Impact of Development on Heritage Attributes

The proposed demolition and re-construction of the subject dwelling would have a significant impact on its remaining heritage attributes, in that the features noted in section 5.2 of this report would be lost.

In accordance with the intent of the goals and objectives of the Heritage Conservation District Plan, and particularly section 2.4.2 (h), any new building on the site must maintain the heritage character of the streetscape.

However, few of the usual negative impacts on cultural heritage resources would result from the proposal to rebuild and replicate the original attributes (insofar as is realistically possible) because the intent is to duplicate the exterior appearance of the dwelling, so that its effect on the streetscape and character of Albert St. would be negligible. In particular, the built form, footprint adjacent to Albert St. and façade would remain essentially unchanged from its current state. We would therefore suggest that the heritage character of the streetscape would be maintained.

7.0 Potential Alternatives and Mitigation Strategies

Alternative options, mitigation measures and conservation methods were considered in order to avoid or limit the negative impact on the cultural heritage resource. In this particular case, there would appear to be only three possible alternatives:

- (a) To rehabilitate the building in its present form, i.e. as a single-detached residence, by bringing it up to Ontario Building Code standards;
- (b) To rehabilitate the building and construct an addition to the rear, likely for commercial purposes, thereby resulting in an income-producing property;
- (c) To demolish the building and build a new commercial or mixed-use project in keeping with the present architectural style.

The first approach is considered economically unfeasible, in view of the very poor condition of the structure and the difficulty of finding a buyer with enough financial resources to embark on this kind of project.

The second approach would be very complex, in that it would involve a “new build” as part of a renovation project to which different sections of the Building Code would apply. Most building contractors prefer to build either a completely new structure or rehabilitate the entire building.

The third approach, which our client is proposing, is considered the alternative which would best serve the public interest, in that it would provide a greater degree of public safety in light of the potentially hazardous condition of the building. It would, essentially, replicate the front of the building and add income-producing space at the rear, in accordance with current building code standards and in keeping with the architectural character of Albert St.

It would be appropriate, however, to commemorate the new building with some kind of a plaque noting that the original dwelling was erected between 1844 and 1858. Measured drawings of the building should be undertaken so that the Town has a permanent record of it.

8.0 Conservation Principles and Precedents

If the owner's wish to demolish 93 Albert St. is denied and the existing structure is rehabilitated, it would be appropriate to prepare a Conservation Plan which would outline the suitable conservation measures to conserve what heritage value can be maintained. This Plan would incorporate relevant sections of Parks Canada's "Standards and Guidelines for Conservation of Historic Places in Canada" and would include the General Standards as well as the Additional Standards Relating to Rehabilitation.

In either event, it would also be appropriate to prepare a Temporary Protection Plan that would outline how the adjacent heritage resources to 93 Albert St. can be protected during construction.

9.0 Conclusions and Recommendations

Our research has revealed that there is a rich history behind the development of this part of Cobourg, particularly the Albert St. streetscape that forms part of the Commercial Core heritage conservation district. A number of prominent citizens of Cobourg owned and/or inhabited 93 Albert St. in the past, so the dwelling has both historical and associative/contextual value. At the same time, it must be remembered that much of the original architectural character of the house, i.e. the windows, the fretwork under the front gable and the enclosed front porch, have been lost.

The request to demolish the house and rebuild in the same architectural style stems from the questionable structural integrity of the building, particularly the foundations and footings, as outlined in the engineer's report. We would submit that the proposal is in keeping with the intent of the goals and objectives of the district and would not detract from the character of the district or of Albert St., in that the end result would be a dwelling that would appear from the outside to be almost exactly the same as it appears today. We generally do not support the substitution of a "replica" building for an existing historical one, but in this particular case are reluctantly concurring with this approach.

In conclusion, we would recommend that a heritage permit be granted to demolish 93 Albert St. on the condition that it is replaced by a structure having the same architectural style, front yard setback and height as the existing dwelling, subject to the approval of the Town's heritage staff and committee. We would also suggest that consideration be given to installing a suitable plaque on the replacement dwelling and that measured drawings be taken to ensure that a permanent record of the existing structure is maintained.

Respectfully submitted,



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



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

APPENDIX 'A' - List of Sources

Sources Consulted

Blumenson, John, *Ontario Architecture: A Guide to Styles and Building Terms 1784 to the Present*, Fitzhenry and Whiteside, 1990.

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Web sites

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Cobourghistory.ca

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Cobourgpolicesservice.com/our-history

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CDHS.ca/images/reviews/Historical-Review-32.pdf

HeritageTrust.on.ca

Library and Archives Canada: www.bac-lac.gc.ca/eng

Northumberland County Archives and Museum: archives@northumberlandcounty.ca

Northumberlandnews.com/news-story

OntarioArchitecture.com

Ourontario.ca

Town of Cobourg web site: www.cobourg.ca

APPENDIX 'B' - Title Search

TITLE SEARCH RECORD (CHAIN OF TITLE)

Municipal Address: 93 Albert Street, Town of Cobourg, County of Northumberland

Legal Description: Pt. Lot 20 Block C Pl. Caddy {Formerly Lot 17 Con. B Township of Hamilton} Town of Cobourg; PIN:51093-0071{LT}

Date of Search: July 27, 2020

Instrument No.	Date	Grantor	Grantee
CU52	10 Jan 1868	BARR, John-ESTATE	GORDON, Hugh
CG4530	13 Jan 1897	GORDON, Hugh	RUSE, John
CG5108	4 Mar 1901	RUSE, John C.	RUSE, Catherine
CG16530	31 Mar 1950	RUSE, Wilfred J.	HARCOURT, Verna J.
CG18334	14 Aug 1953	HARCOURT, Verna Mike	PAYNE, Wallace G. & Bruce C.
CB34420	29 June 1962	PAYNE, Wallace George & Bruce Charles	PAYNE, Wallace George
CB50066	12 Sept 1968	PAYNE, Wallace George	HUTT, Dennis Dail & Barbara Ann
CB51618	17 Mar 1969	HUTT, Dennis Dail & Barbara Ann	COCHRANE, William Arnold & Margaret Mary
NC267646	30 Apr 1998	COCHRANE, William Arnold & Margaret Mary	HOFFMAN, James Ward
NC279945 {Power of Sale in NC267647}	28 May 1999	BANK OF MONTREAL	DOSTAL, Helmut Heinz; TAPP- MCDUGALL, Caroline
ND11148	23 Aug 2007	DOSTAL, Helmut Heinz; TAPP- MCDUGALL, Catherine	CLARRY, Laurel Barbara
ND195185{Power of Sale in ND12398}	10 Mar 2020	THE TORONTO- DOMINION BANK	2744845 ONTARIO INC.

APPENDIX 'C' - Building Report Prepared by Dobri Engineering

**BUILDING REPORT
93 ALBERT STREET
TOWN OF COBOURG**

Dobri Engineering Ltd.
PO Box 441
Port Hope, Ontario
L1A 3Z3
Phone No. 905-885-2881
E-mail dobrieng@bellnet.ca

MAY 25, 2020

BUILDING REPORT

Dobri Engineering Ltd. has been retained by LeBlanc Enterprises to complete a structural assessment of the residential home located at 93 Albert Street in the Town of Cobourg.

On April 3, 2020 Mr. Bruno Dobri attended the property with Mr. Mike Clark to visually inspect the vacant building. Photos of the building interior were taken on April 3 and the building exterior on May 20. The photos are included in the Appendix.

Original Home

The original building is a two (2) storey wood frame, approximately 30' x 40'. The exterior walls are 2x6 with a brick veneer. The roof was constructed using 2x6 rafters, board sheathing and asphalt shingles. The building foundation is limestone rubble.

The previous property owner has started renovations on the residence. The entire interior has been stripped of all lath, plaster, and insulation, exposing all the framing and interior walls, ceilings and roof structure. The windows and doors on the original home have all been replaced, prior to the present construction work.

Numerous structural supports have been added throughout the basement over the years. These included wood and steel columns, wood beams and short sections of stud wall. Framing on the first floor has commenced. New floor joists for a portion of the second storey have been installed, in addition to the construction of interior walls. Three (3) dormers have been added to the rear of the home. One of the upper bedrooms has been partially insulated and drywalled.

Building Addition(s)

The single storey building addition(s) at the rear (south side) is approximately 16' x 40', wood frame. The roof is 2x4 rafters, board sheathing and asphalt shingles. The foundation is a poured concrete wall. The aluminum siding may have been added in the 1960's.

Observations

Building Exterior

- The brick exterior appears to have been repaired in areas. The bricks and mortar joints are not consistent throughout. The brick under the window on the west side has a vertical crack and bricks on the east wall are spalling.
- The concrete foundation under the addition is deteriorating and a section has been parged.
- A section of the roof over the addition has partially collapsed.

Building Interior

- The limestone rubble wall is deteriorating and water is seeping into the basement. Foundation repairs are necessary.
- The first floor structure is in poor condition. The main wood floor beams, wood columns, floor joists and perimeter beams are all deteriorating. The entire structure would need replacement, including new footings for any proposed interior columns.
- The second floor joists are also deteriorated, and a number are split. The past owner has repaired a section of the floor. There is also visible water damage throughout the roof boards on the entire building and overtop the top wall plates of the original building.

In my opinion, the structural repairs which need to be completed are excessive and it would be best to demolish the building. A new building can be constructed on the property, to be in compliance with the Ontario Building Code, while still incorporating architectural features that the town desires for a building in this area.

Bruno Dobri
Dobri Engineering Ltd.
205 Peter Street
PO Box 441
Port Hope, Ontario
L1A 3Z3



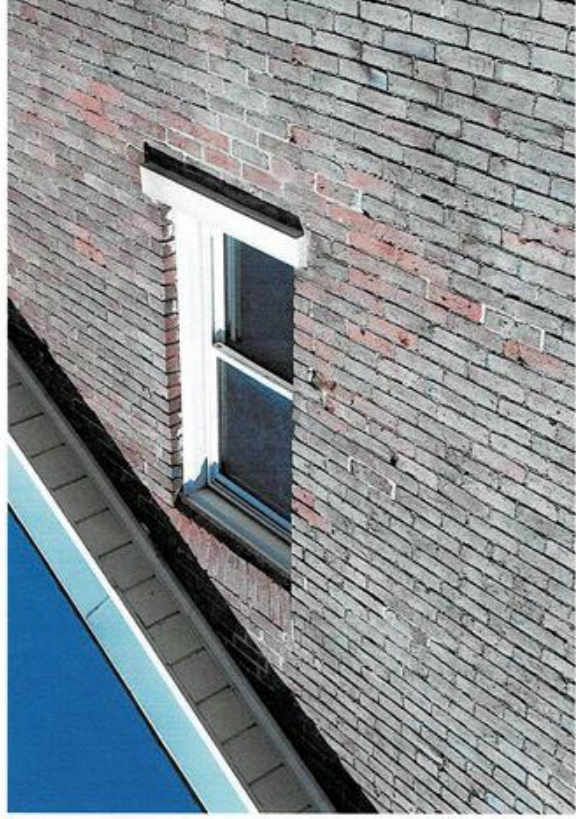
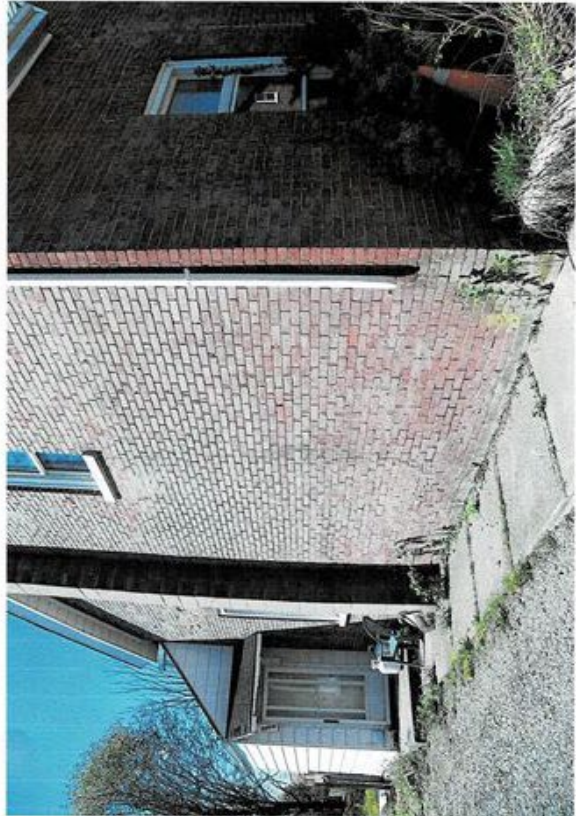
**APPENDIX
PHOTOS**



Top left – Exterior west wall.
See old window with deteriorating frame, and cracked brick under the window. Brick repairs have been made in the past.

Bottom left – Exterior east wall.
It appears that some brick repairs have been made in the past. See difference in the colour of the brick at the corner, and the difference in mortar joints.

Bottom right – North window on east wall of upper floor
See spalding brick, difference in brick colours and difference in mortar joints.



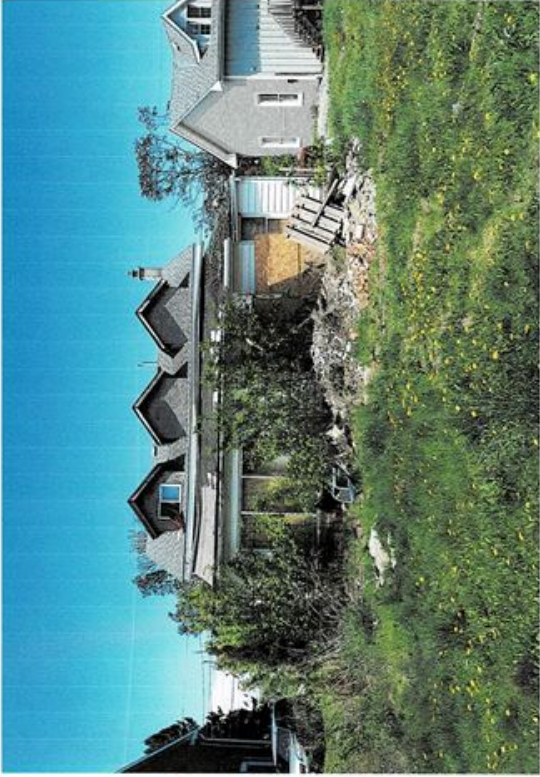


Top left – East side of rear addition
See deteriorating foundation wall.

Bottom left – South window on east wall of upper floor
See spalding brick.

Bottom right – Southeast side of rear addition
See deteriorating and partially parged foundation wall.





Top left – Building addition at rear of residence
See new dormers (3) on original building and partial roof
collapse on the corner of the addition.

Bottom left – Wood joist for second floor
See split and deteriorated wood joist and 'sistered' joist and
hanger.

Bottom right – Southeast corner of building addition
See deteriorated corner at roof.





Top left – Foundation corner
See deteriorating rubble wall.

Bottom left – Interior rubble foundation wall
See wood posts added adjacent the foundation wall, damp floor at the bottom of the wall, water damage to added posts and deterioration of floor joists.

Bottom right – West wall foundation
See fallen parging on rubble foundation.





Top left – Perimeter wood beam
See deteriorated beam over foundation wall and water damage of floor boards.

Bottom left – Foundation wall
See deteriorated wood perimeter beam.

Bottom right – Foundation wall, beam and joists
See added supports under joists/beam and deteriorated joists and beams.

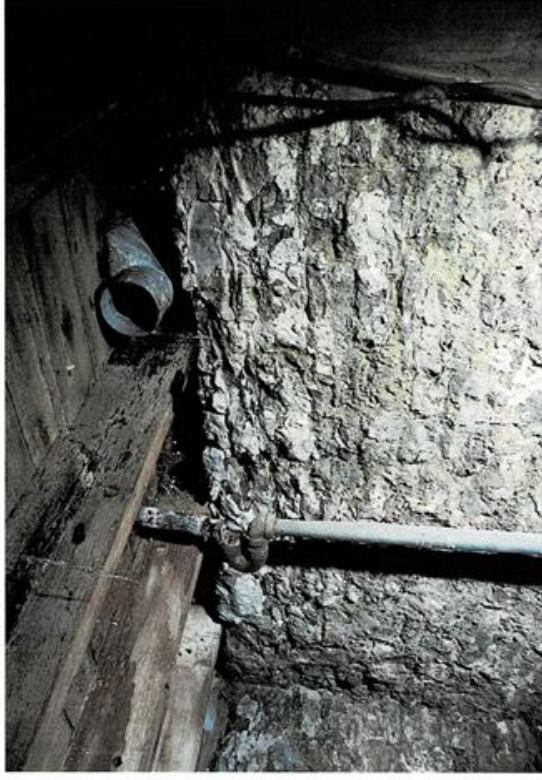




Top left – Foundation wall and joists
See deteriorated wood perimeter beam and joists.

Bottom left – Wood beam
See deteriorated wood beam and joists, and added supports
for the floor.

Floor joists over foundation wall
See deteriorated wood joists.

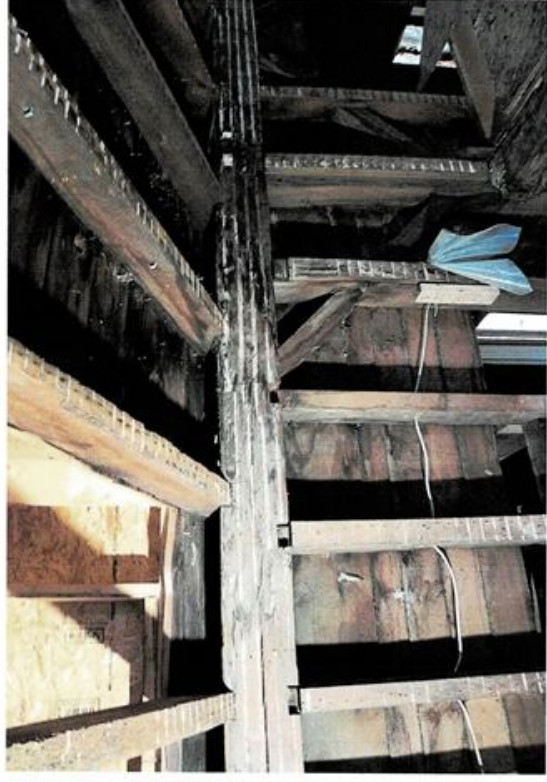




Top left – Roof over addition
See new 2x4 rafters supporting roof in rear addition and water damage to roof boards.

Bottom left – Wood beam
See deteriorated wood beam over foundation wall.

Bottom right – Top of building wall and roof rafters
See wall top plates and water damage.
See roof rafters and recently added dormer.

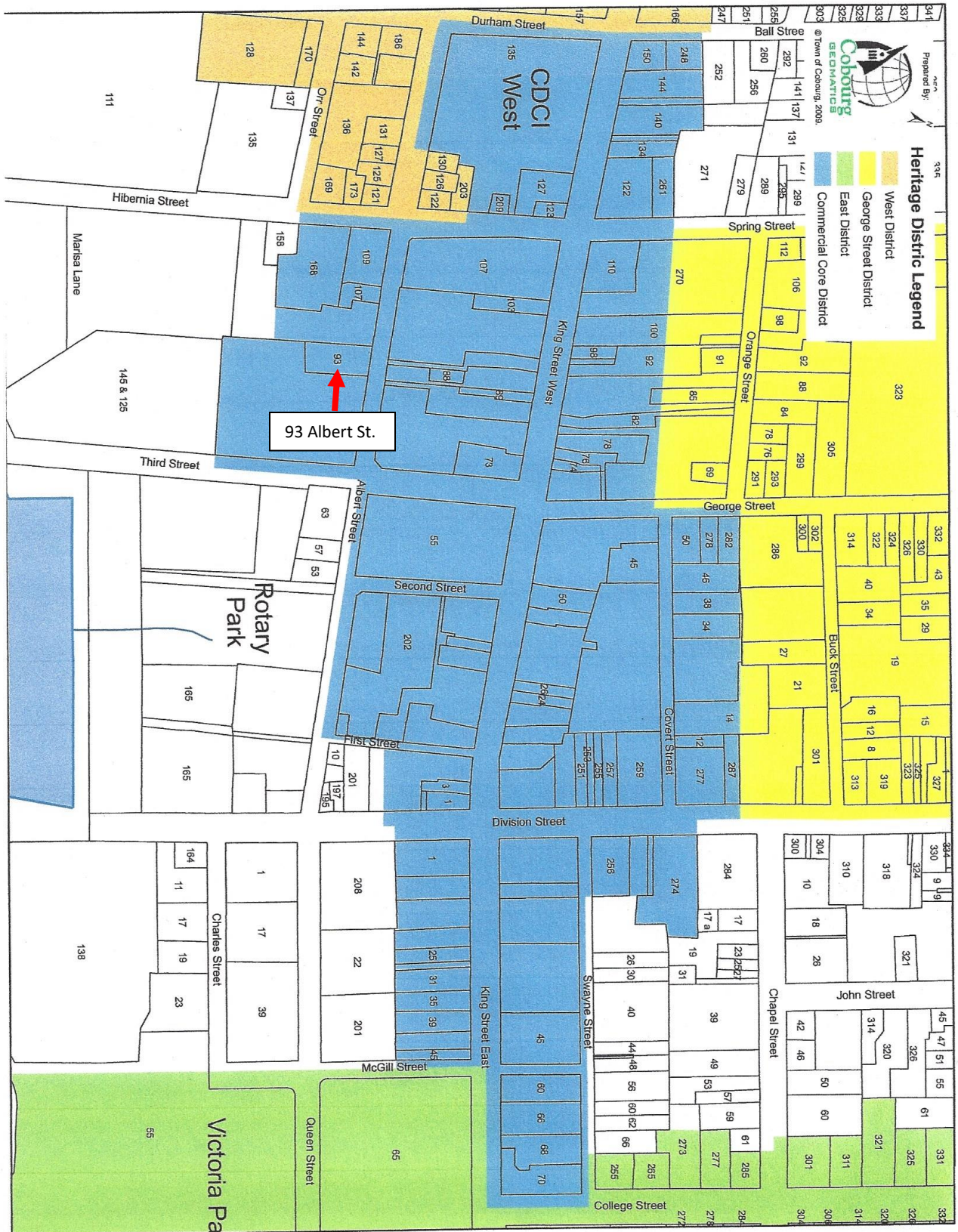


FIGURES

1 – Location Map

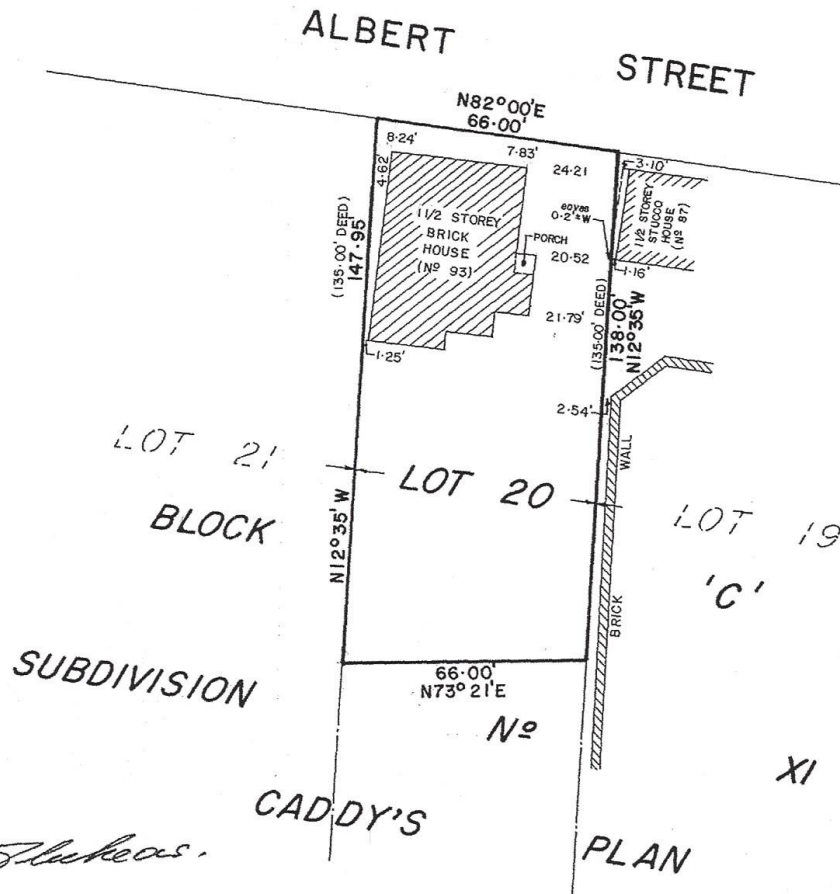
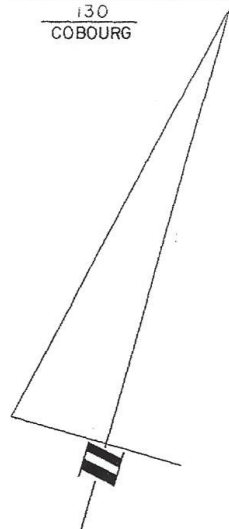


2 – Heritage Conservation Districts



PLAN OF SURVEY
 OF LOCATION OF BUILDING
 ON PART OF LOT 20, BLOCK 'C',
 SUBDIVISION N^o XI, CADDY'S PLAN
 (BEING PART OF LOT 17, BROKEN FRONT CONCESSION 'B')
 TOWN OF COBOURG
 COUNTY OF NORTHUMBERLAND
 SCALE - 1" = 40'

130
COBOURG



PIN# 51093-0071

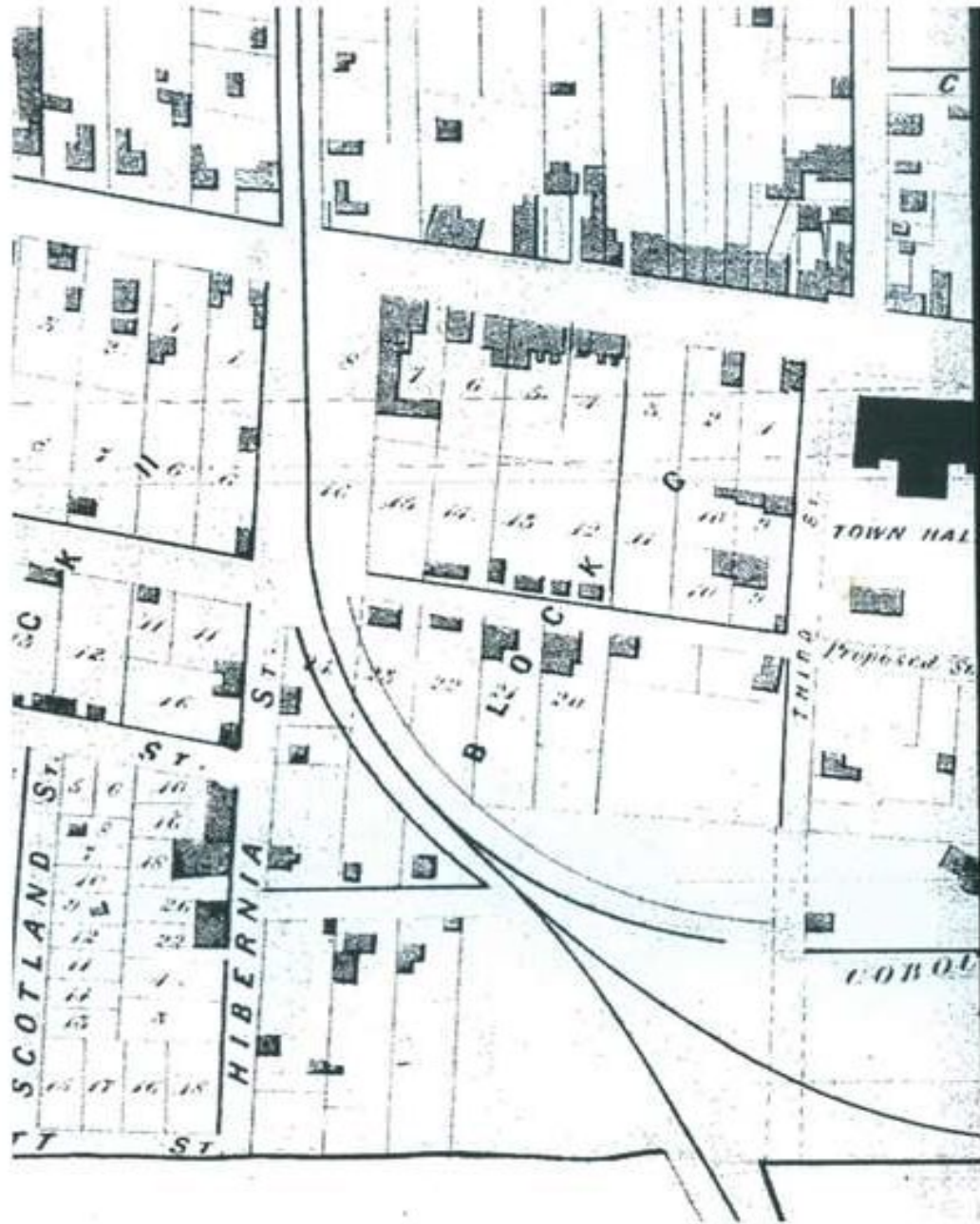
FEBRUARY 12, 1979. JOB N^o 1-2456. ✓

m.s.j. (C.S.T.)

4 – Historical Images

93 Albert Street, Cobourg, Ontario

Historical Images



Detail of the Hannaford and Lloyd 1858 plan of Cobourg, showing a structure on lot 20.

WILLIAM SYKES, Postmaster, Cobourg, Ont., was born Sept. 22nd, 1811, in London, England. His father was Robert S. Sykes, a leading foreign merchant of Manchester, England, while his mother's maiden name was Sarah Gilloe. On both sides of the house Mr. Sykes is descended from old and distinguished English families. He was educated at Lymm, Cheshire, and at Col. Stirrup's private school, Matfield Green, Brenchley, Kent County, Eng. In 1823 he went into a merchant's office, and after the great bank failures of 1824-25 he left London with his father and located

in Manchester; afterwards commenced business on his own account, which he continued until 1837. In that year he came to Canada and started cabinet-making. Three years later he entered into contract to supply the steamboats on Lake Ontario with fuel. In 1846 he purchased a wild 200-acre lot in Hamilton Township, Northumberland County, and began the pursuit of agriculture. He became a well-known man in this regard, and continued his farming operations until 1873, when he was appointed postmaster of Cobourg by Sir Alexander Campbell. He has since discharged the duties of this important office with

recognized ability and great satisfaction to the public, the post-office of Cobourg being known as one of the best conducted in all its branches of any similar office in the Dominion. He can look back upon his long life with the consciousness that success has come to him as the reward of that honorable exertion and integrity which have always characterized his career. In politics Mr. Sykes has always been a staunch Conservative, figuring prominently in the political history of Canada for many years, and was one of the earliest advocates of the Canadian Pacific Railway. He was married in 1832, in England, to Miss Jane Hewitt, of Gorton, near Manchester, who was connected with a noted family of agriculturists. Mrs. Sykes died Dec. 24th, 1886. He has had a family of six children, two sons and four daughters, one of the former now deceased.





Cobourg Post Office on July 1, 1927. (National Archives.) The original Cobourg Post Office Building was built sometime before 1856 on the southeast corner of Division and King Street, only a little over a block from 93 Albert. In that year Ebenezer Perry sold it to the Bank of Montreal; in 1881 it was conveyed to W. D. Burn who sold it to the Crown in December, 1882. However, it housed the Post Office from 1856 until 1960, when it was demolished and replaced by a new building at Queen and Charles.



Grave marker for William Sykes, in St. Peter's Anglican Church Cemetery, Cobourg.



John C. Ruse, from Edwin C. Guillet's *Cobourg 1798-1948*



Family group on the front stoop of 93 Albert, c. 1905. John C. Ruse is on the left. The two women beside him may be his wife on the right and his daughter Verna in the middle.



93 Albert St., c. 1905.



The Cobourg Fire Dept., c. 1913. John Ruse, Chief, is seated at centre.

CHIEF JOHN C. RUSE
(MURRAY B. SMITH)

Associated intimately with the town of Cobourg for 59 years is John C. Ruse, now retired from the service of the town. During that time "the Chief", as he is still called, lived through and helped make the history of the town, and to his commonsense administration of the Police Department is due the fact that Cobourg has had a particularly fine record from the standpoint of law observance.

The Chief became a member of the old volunteer Fire Brigade in 1887. Times were changing, and the volunteers, effective fire-fighters in the earlier times, were proving ineffective. Fires had been breaking out all over town, and even firemen were suspected of lighting them for the fun of putting them out! The Town Council finally decided that a regular Fire Department should be formed, and in 1897 John Ruse took charge as Fire Chief.

In the same year he was appointed Chief of Police and served in that capacity until 1937. Wrongdoers knew that it was his policy to temper justice with mercy. "Prosecute not persecute" was his motto, and anyone who was punished knew that it was well-deserved. Those who came into close contact with the Chief of Police found that he had a kind heart as well as the gruff manner necessary in his position, and many a poor unfortunate whose offence had been the result of circumstances rather than intent to do wrong benefited by his kindness. Chief Ruse built up a province-wide reputation as a competent and reliable police officer. We wish him many more years of life in the old town in which he was long so prominent.

John Ruse bio, from E. C. Guillet's *Cobourg 1798-1948*.



Grave marker for John C. Ruse, also in St. Peter's Anglican Church Cemetery, Cobourg.

5 – Photographs of the Surrounding Area

Current Photos



Victoria Hall, south elevation, from Third and Albert Sts.



Market Building, corner of Third and Albert Sts.



77 Albert St., Old Cobourg Jail and Governor's Residence



77 Albert St., Old Cobourg Jail and Governor's Residence



Left: Cobourg Jail entrance; below: Governor's residence





87-109 Albert St. (south side streetscape)



87 and 93 Albert St.



87 Albert St.



93, 99-101, 107, and 109 Alfred St.



93 Albert, yard to south of house.



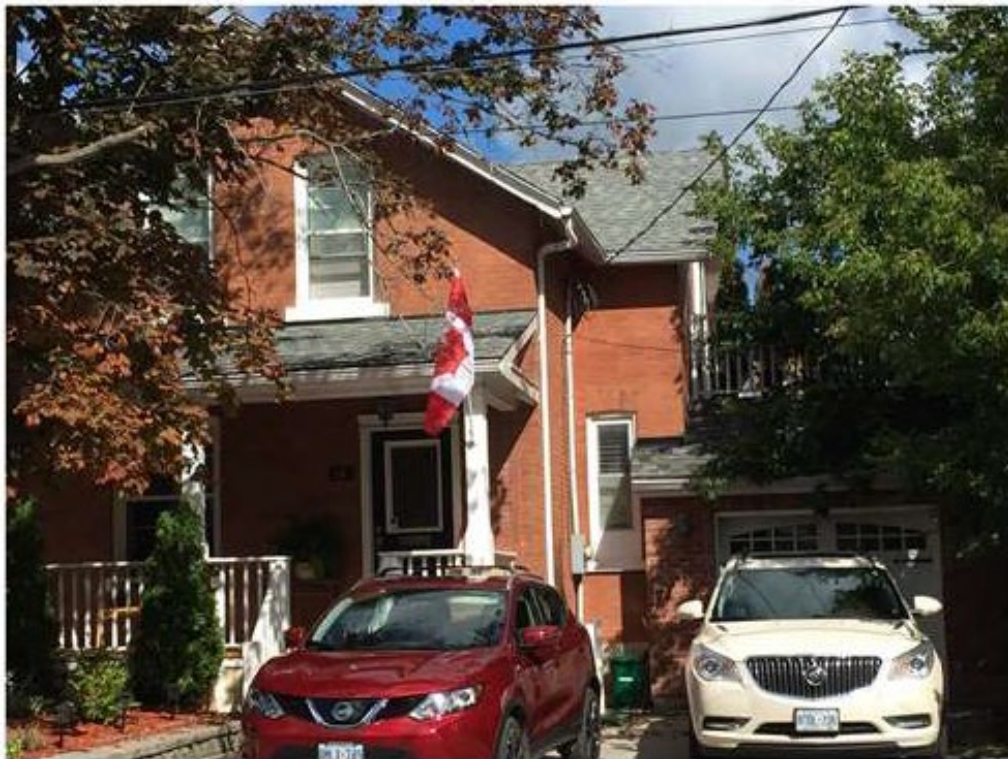
99-101 and 107 Albert St.



109 Albert St. (Barber House)



86-108 Albert St. (north side streetscape)



86 Albert St., "Jackson House"



98-100 Albert St.



106-108 Albert St.

93 Albert Street, Cobourg: Surrounding Properties





6 – Exterior Photographs of the Building





93 Albert St. Top left: Detail of round-headed window in peak; top right: rear (south) elevation showing unfinished new dormer additions; bottom: east elevation.

7 – Interior Photographs of the Building



