



13 September 2021

Dave Johnson
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Town of Cobourg
55 King Street West
Town of Cobourg, ON

Re: Update to Peer Review, CHIA 93 Albert Street, Cobourg, LHC0243

On 9 February 2021, the Town of Cobourg retained LHC to undertake a Peer Review of a Cultural Heritage Impact Assessment (**CHIA**) prepared by Martindale Planning Services in association with Barry Bryan Associates for 93 Albert Street, in the Town of Cobourg, Northumberland County, Ontario (**the Property**). LHC completed the Peer Review in May 2021 with recommendations for revisions. LHC completed a site visit to the Property 23 July 2021. A revised CHIA was submitted to the Town on 15 July, 2021. LHC has reviewed the revised HIA against the recommendations of the Peer Review and for compliance with the Town's CHIA Terms of Reference in the following table.

LHC Recommendation	Complete Y/N	Comments
The CHIA should be revised to clearly indicate that it is only focused on the demolition of the main building on site and does not address a new design.	Y	The revised CHIA has addressed this recommendation.
The CHIA should include a statement of significance based on an assessment of the Property from <i>O. Reg. 9/06</i> .	Y	The revised CHIA has addressed this recommendation. The Statement of Significance and Statement of Cultural Heritage Value or Interest section in the revised CHIA includes the necessary information but would be improved if it followed the recommended structure outlined in the <i>Ontario Heritage Toolkit Designating Heritage Properties</i> (pages 15-22) which includes: <ul style="list-style-type: none">• Description of the Property• Statement of Cultural Heritage Value or Interest• List of Heritage Attributes.

The CHIA should identify a list of potential heritage attributes of the house.	Y	The revised CHIA has addressed this recommendation in section 5.2. However, the list of heritage attributes is embedded in the narrative of the Statement of Cultural Heritage Value or Interest. A separate bullet point list would make the list of heritage attributes easier to follow.
The CHIA should describe and discuss alternative options to demolition.	Y	The revised CHIA has addressed this recommendation.
If demolition is the best option after consideration of alternatives the CHIA should clarify why –from a heritage conservation perspective—this is the best option.	Y	The revised CHIA has addressed this recommendation.
The CHIA should consider options for salvage and re-use of heritage attributes of the house if feasible.	N	The Revised CHIA does not consider options for salvage and re-use of heritage attributes of the house. The CHIA should have clearly stated the feasibility of salvage and re-use. However, based on the <i>Building Report</i> included in the CHIA and LHCs site visit salvage and re-use of heritage attributes appears to be unfeasible
If work should proceed, the CHIA should recommend conservation strategies to protect adjacent heritage properties during work on the Property; this should include the applicability of a temporary protection plan (TPP).	Y	The revised CHIA has addressed this recommendation.
The CHIA should recommend archaeological work if required by the municipality.	N/A	The CHIA has not recommended archeological work. The town has not requested an archaeological assessment.
The CHIA should reference conservation principles and precedents as required by the Town’s <i>OP</i> and <i>ToR</i> .	Y	The revised CHIA has addressed this recommendation.

<p>The proponent should have a structural engineering report for the house prepared by an engineer with demonstrable experience working with heritage structures, such as a member of the Canadian Association of Heritage Professionals (CAHP). This report should independently assess the physical condition of the house separate from the proponent's plan to demolish and replace it and consider the viability of the structure for rehabilitation and renovation</p>	<p>N</p>	<p>It is understood that the proponent has had a letter from a second structural engineer prepared. However, LHC has not seen it.</p> <p>If the Town is satisfied that the structural engineer letter is satisfactory this recommendation may be deemed complete.</p>
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The revised CHIA has generally addressed the recommendations from LHC's Peer Review. It has not fully addressed the recommendation to address salvage and re-use of heritage attributes, however based on the condition of the building this appears to not be feasible.

LHC finds that the revised CHIA is substantially complete and addresses concerns about the proposal to demolish a cultural heritage resource within the Commercial Core Heritage Conservation District.

Closure

Thank you for the opportunity to provide you with this letter. If there are any questions or concerns, please let us know.

Sincerely,



Marcus R. Létourneau, PhD, MCIP, RPP, CAHP
Managing Principal, Senior Heritage Planner



Benjamin Holthof, MPI, MMA, CAHP
Heritage Planner