



December 31, 2021

To: John Henderson Mayor  
cc Suzanne Séguin Deputy Mayor,  
Nicole Beattie, Brian Darling, Emily Chorley, Aaron Burchat, Adam Bureau Councillors

**Subject: 93 Albert Street, Cobourg ON - a classic mid-19th Century "Ontario Cottage"**

Dear Mayor Henderson,

The Architectural Conservancy of Ontario Cobourg and East Northumberland Branch (ACO C&EN) supports the Cobourg Heritage Advisory Committee's (CHC) recommendation to decline issuing a demolition permit for 93 Albert Street.

93 Albert Street;

- Located within Cobourg's Commercial Core Heritage Conservation District
  - ◆ Its proximity to the street is consistent with the character and scale of the neighbourhood
- Is in keeping with Cobourg's Commercial Core Heritage Conservation Plan
  - ◆ Including the Statement of District Significance as well as its Conservation goals and objectives
  - ◆ The demolition of heritage homes are replaced by out of context larger ones using lesser materials yet still housing the same number of people
- Is a vernacular mid-19th Century style known as an "Ontario Cottage"
  - ◆ Vernacular architecture are examples of locally available materials with simplistic construction methods with minimal architectural details
  - ◆ Vernacular architecture even in small residential buildings was designed to last: saving energy and resources as well as shape a community's identity and character
- Recognized to be a heritage building with many of its original features still remaining
  - ◆ Built as a storey and half home using a running bond pattern of burnt clay (red) bricks - possibly locally sourced - with no architectural embellishments above the door or windows save the inverse brick headers nor has corner quoins and topped by single hip roof without eave returns but with a gable-fronted symmetry dating its construction to mid 1800's
  - ◆ Its close proximity to Cobourg's harbour and King Street provides important historical social context by being home to Cobourg's first Post Master, a Chief of Police as well as a Fire Chief
- Preservation increases interest in neighboring property values initiating additional cycles of investment. Whereas, its demolition could result in cycles of neighborhood disinvestment
  - ◆ Demolition could negatively affect adjacent properties potentially allowing for an assembly of those properties for infill projects inconsistent with the policies and guidelines of Cobourg's Commercial Core Heritage Conservation Plan (References #1 & #2)

- Its preservation would avoid critical environmental impacts by helping to reduce construction waste (Reference #4)
  - ◆ Preservation of Cobourg's architectural heritage helps meet the Town's economic, environmental, and social sustainability goals.
- Its preservation would be an economic driver (Reference #5)
  - ◆ Preservation projects perform better than local market trends with the value of heritage properties being more resistant to market downturns
  - ◆ Preservation projects generate additional neighbouring property investments helping to revitalize neighbourhoods (References #5 & #6)

Respectfully,

Donald Macintosh

Chair, ACO Cobourg and East Northumberland branch

### References

# 1 & #2.) Cobourg's Heritage Conservation District Study (2012) and the Town of Cobourg's Commercial Core Heritage Conservation District Plan (2016)

- [https://www.cobourg.ca/en/My-Cobourg/resources/Documents/08109D\\_Heritage-Master-Plan---strategic-direction\\_Fi.pdf](https://www.cobourg.ca/en/My-Cobourg/resources/Documents/08109D_Heritage-Master-Plan---strategic-direction_Fi.pdf)
- [https://www.cobourg.ca/en/resources/Planning-Attachments/Heritage-Master-Plan/Appendix-B---May16\\_Commercial-Core-HCD\\_Final-for-Council-approval.pdf](https://www.cobourg.ca/en/resources/Planning-Attachments/Heritage-Master-Plan/Appendix-B---May16_Commercial-Core-HCD_Final-for-Council-approval.pdf)

#3.) Something old is something new: The role of heritage preservation in economic development (Rebecca Goddard- Brown, Ec.D.)

- [file:///C:/Users/Owner/Downloads/4002-Article%20Text-20684-1-10-20210521%20\(6\).pdf](file:///C:/Users/Owner/Downloads/4002-Article%20Text-20684-1-10-20210521%20(6).pdf)

#4.) Preservation projects are a form of climate action. (Johnson and Felgner 2021)

- <https://historicplacesdays.ca/whats-new/keeping-historic-places-alive-the-importance-of-community-storytelling-and-inclusivity-within-heritage/>

#5 & #6) Preservation is an economic driver (Foley, MacLeish, Roos, 2010) (Shiple, 2000)

- <http://www.heritagemeaford.com/heritage-preservation-advantages-article10>
- [https://uwaterloo.ca/heritage-resources-centre/sites/ca.heritage-resources-centre/files/uploads/files/p\\_value\\_0.pdf](https://uwaterloo.ca/heritage-resources-centre/sites/ca.heritage-resources-centre/files/uploads/files/p_value_0.pdf)