

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:	January 12, 2022		
Report No.:	HP-2022-001		
Submit comments to Council			

Subject/Title: HP-2022-001 - 169 Hibernia St.docx

RECOMMENDATION:

THAT Heritage and Planning staff has reviewed the proposed roof replacement and garage alterations at 169 Hibernia Street and has concluded that the proposal to replace the existing asphalt roof with a metal roof and replace the garage siding would be compatible alteration to the heritage structure and would conform to the West Heritage Conservation District Plan;

FURTHER THAT Heritage Permit Application HP-2022-001, submitted by Amit Sofer on behalf of TVM Group – be approved to permit a roof replacement on the main dwelling and garage, as well as replace the garage siding at 169 Hibernia Street, 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-2022-001 for a new metal roof for the main dwelling and garage, as well as siding replacement of the garage at 169 Hibernia Street in the West Heritage Conservation District.

4. ORIGIN AND LEGISLATION

An application for a Heritage Permit was received on December 29th, 2021 from Amit Sofer on behalf of TVM Group to undertake a roof replacement at 169 Hibernia Street for the main dwelling and garage as well as siding replacement for the garage.

The subject property is located in the West 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 # 044-2016.

In accordance with the Ontario Heritage Act, the 90-day deadline for Council to deal with the application is March 29th, 2022.

Scope of Work:

Roof Replacement of main dwelling and garage

1. New 36" 29-gauge metal panels in dark graphite (product from Havelock Metals) <https://www.havelockmetal.com/product/majestic/>
2. Continuous peak ridge vent
3. Snow stop installed across entire perimeter

Garage

1. New metal siding in white (product from Havelock Metals) <https://www.havelockmetal.com/product/architectural-panel/>
2. Repairs as necessary to eaves



Figure 1: 169 Hibernia St. Looking north west, notice the condition of the roof.



Figure 2: 169 Hibernia St. Looking southwest, notice the condition of the roof.



Figure 3: View of garage looking north from Orr Street.



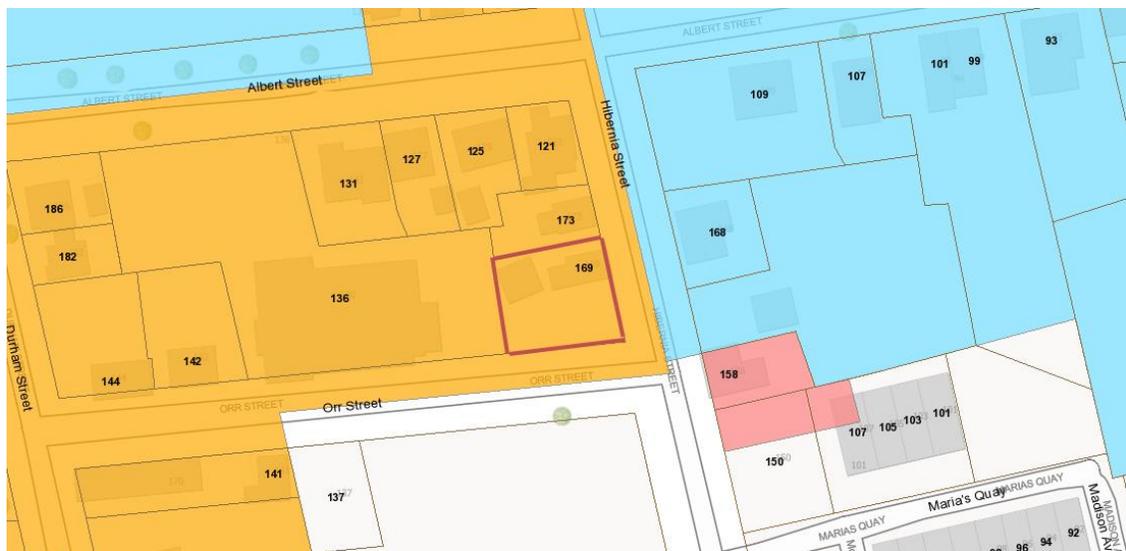
Figure 4: 169 Hibernia Garage – showing siding and roof condition



Figure 5: 169 Hibernia St. garage – notice roof and siding condition

5. BACKGROUND

The subject property is located at 169 Hibernia Street on the west side of Hibernia Street and is designated under the West Heritage Conservation District.



Above: The subject property is shown outlined in red within the context of the West Heritage Conservation District (indicated in orange). The properties shaded in blue are part of the Commercial Core Heritage Conservation District and the

properties shaded in pink are listed on the Municipal Heritage Register but are not formally designated.

Historical and Architectural Context

Staff would normally provide an overview of the architectural and historical context, however, one is not available at this time.

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 West Heritage Conservation District Plan was adopted by By-law 044-2016 on May 24th, 2016.

The Plan contains policies and guidelines for conservation and the management of growth and change in the West 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 West Heritage Conservation District Plan that are relevant to the evaluation of the proposed scope of work.

4.2 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.

Guidelines

- c) 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.
- d) Roof drainage should be maintained and directed away from building foundations.
- e) The form, profile and details of original roof types should be maintained.
- f) 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.
- g) 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.

5.5 Exterior cladding (additions to residential buildings)

Policies

- a) Exterior cladding on additions to residential buildings shall be compatible with the cladding material of the original structure, but should be a different and distinct material from the original building in order to be distinguishable as a later addition. Additions replicating the original cladding material are discouraged.

Guidelines

- b) The application of new cladding, surfaces or coatings, including synthetic materials such as vinyl or aluminum siding, acrylic stucco, and Exterior Insulation and Finish Systems (EIFS) are discouraged on building facades facing the public realm. These materials and others, such as fibre cement board, metal panels, synthetic wood products, and other modern materials will be considered on a case by case basis.

Discussion

Prior to Council's adoption of the West 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 West 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 West Heritage Conservation District Plan as the previous Heritage Conservation District guidelines. The West 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 December 2021. A site visit was conducted on January 5th, 2022 the condition of the existing roof of the dwelling and garage was noted as well as the condition of the siding on the garage.

Roof – Main Dwelling and Garage

The property owner of 169 Hibernia Street proposes to replace ageing asphalt shingle roofs on both the main dwelling (sun porch included fronting Hibernia) and garage with a dark graphite metal roof, similar to other roof replacements

around town. The owner is proposing metal to add a more protective element to the roof, more resilient to environmental elements that adds a protective and durable layer for many years to come. Planning staff conducted a site visit on January 5th, 2022 and can confirm both the main dwelling and garage roof are in very poor shape. Ultra-low profile roof ridge vents will be included in the installation as will snow and ice stops around the perimeter of the roof.

Garage – siding

The property owner is also proposing to replace the ageing siding of the garage. Currently, the siding material is asbestos board. The owner is proposing to cap the current siding and add metal siding in white on top. Metal siding has been chosen as using wood or hardie board would require the removal of the asbestos board, posing a health and safety hazard to the workers, and possibly the immediate neighbours. Given the current material of the garage, Planning and Heritage staff are of the opinion that metal siding is appropriate and will convey a similar look to what is existing.

The proposed alteration has been evaluated against the West HCD Plan, specifically the policy relating to roofs (4.2) and exterior cladding (5.5), and it has been determined that the new roof (change from asphalt to dark graphite metal) and garage siding are acceptable and sympathetic alterations. As it is a corner lot, the rear garage is very visible from Orr Street. The roofline, dormers, chimneys, and other defined heritage attributes are not proposed to be changed as a result of this application.

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 dark graphite metal roof and garage roof as well as siding alterations, meets the policies as set out in the West Heritage Conservation District Plan (Section 4.2 and 5.5) and the goals of the Cobourg Heritage Master Plan, subject to the finalization of details by Heritage and Planning staff.