

# STAFF REPORT

THE CORPORATION OF THE TOWN OF COBOURG



<b>Report to:</b>	Mayor and Council Members	<b>Priority:</b>	<input type="checkbox"/> High <input checked="" type="checkbox"/> Low
<b>Submitted by:</b>	Dave Johnson Planner II – Heritage Planning Planning and Development djohnson@cobourg.ca	<b>Meeting Type:</b>	Open Session <input checked="" type="checkbox"/> Closed Session <input type="checkbox"/>
<b>Meeting Date:</b>	July 6, 2022		
<b>Report No.:</b>	HP-2022-029		
<a href="#">Submit comments to Council</a>			

**Subject/Title: 308 Henry St. – New accessory pool shed.**

## RECOMMENDATION:

WHEREAS, Planning and Heritage Staff has reviewed the proposed construction of an approximately 10 foot by 22 foot accessory pool shed and has determined the proposal would constitute a compatible detached structure and would conform to the provisions of the Individual Designation By-law and Parks Canada Standards and Guidelines of Historic Places;

THEREFORE it is recommended that Heritage Permit #HP-2022-029 as submitted by Loren Macklin and Mike Kitchen to permit the construction of an accessory detached pool shed be approved subject to the finalization of details by Planning and Heritage and 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 a new accessory pool shed on a Part IV (Individually Designated) property.

### 4. ORIGIN AND LEGISLATION

An application for a Heritage Permit was received on June 9<sup>th</sup>, 2022, from Loren Macklin to undertake the construction of a new accessory pool shed at 308 Henry St.

The subject property is an individually designated property under Part IV of the Ontario Heritage Act by By-law# 90-87.

In accordance with Ontario Heritage Act, the 90-day deadline for Council to with the application is September 7<sup>th</sup>, 2022.

This is first application the municipality has received for a Part IV property, that must follow the updated Ontario Heritage Act of 2021. Council must consider the following questions:

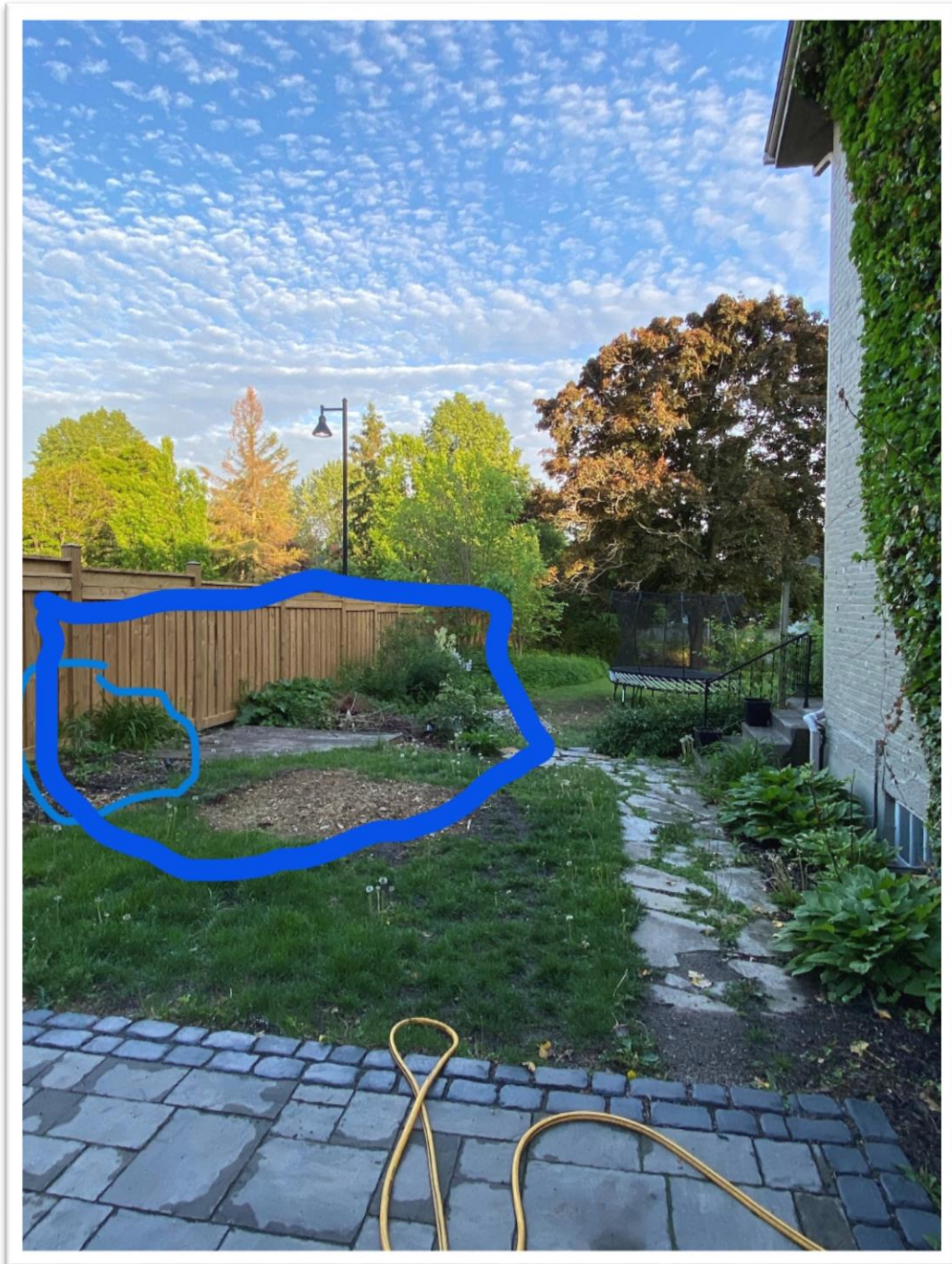
1. Council must determine the impact of the alteration on the heritage values and attributes and then either:
  - a. Do nothing;
  - b. Amend the Designating By-law; or,
  - c. Repeal the Designating By-law

#### Proposed Scope of Work – Please see **Appendix 1 (Building Plans)**

#### New Accessory Pool Shed 18.8 sq. m (202 Sq. Ft.)

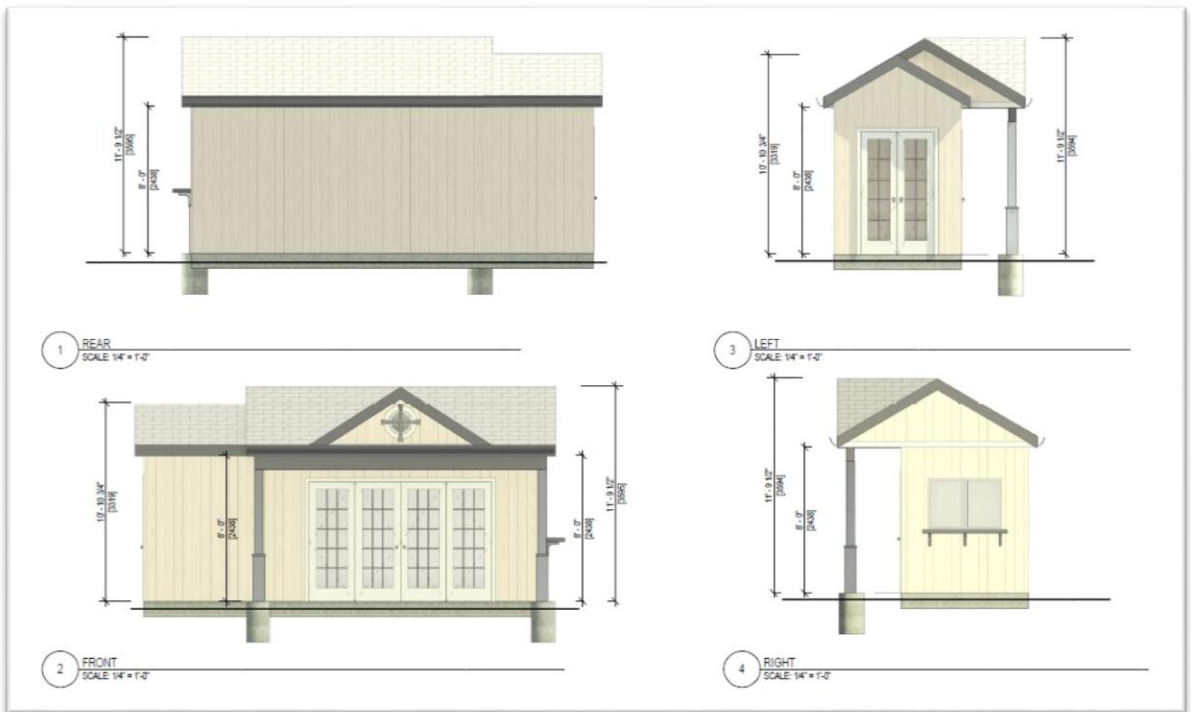
1. Roof to be asphalt shingle – colour to be determined.
2. Cladding to be wood – rough sawn fir and stained with Behr Stain (colour to be determined).
3. Doors to be red cedar and same colour as house.
  - a. North facing door to be 48” double French door

- b. West facing door to be 60" double bi-fold French doors
- 4. Window (south facing) to be 24" x 33 1/2" red cedar and to be same colour as house and garage.



**Figure 1:** 308 Henry St. showing location of pool shed in relation to property, looking south toward Chapel St.





**Figure 2:** Proposed pool shed elevations

## 5. BACKGROUND

The subject property is located at 308 Henry St. on the northeast corner of Henry St. and Chapel St.

Below: The subject property is shown outlined in blue. Nearby properties designated under Part IV of the Ontario Heritage Act are shown shaded in purple. The properties shaded in pink are listed on the Municipal Heritage Register but are not formally designated.



### Historical and Architectural Context

Please see **Appendix 2 – Heritage Property Information.**

As the subject property is not located within a Heritage Conservation District, the evaluation of the proposed scope of work must consider the conservation and preservation of the character defining elements. These are outlined in the Statement of Reasons for Designation, defined at the time the designating by-law originally passed in 1987. Below are Best Practices as found in the Parks Canada Standard and Guidelines for the Conservation of Historic Places, which will guide the evaluation of the proposal.

### Statement of Reasons for Designation

Please see **Appendix 3 – Designation By-law**

### Best Practices

The following section of this report highlights various best practices identified by Parks Canada in the second edition (2010) of the document titled Standards and Guidelines for the Conservation of Historic Places. The excerpts that follow are a selection of the standards and guidelines that are most relevant to the heritage permit application that is the subject of this report, as the property is not located within a Heritage Conservation District, and thus no associated District Plan.

### ***Parks Canada's Standards and Guidelines for the Conservation of Historic Places***

Standard 1: Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character-defining elements. Do not move a part of an historic place if its current location is a character-defining element.

Character-defining elements, as defined in Parks Canada's Standards and Guidelines for the Conservation of Historic Places, include "the materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to the heritage value of an historic place, which must be retained to preserve its heritage value."

As this is a proposed detached accessory structure, there are no proposed alterations to the character-defining elements listed and thus no impact will come to the main house from this application.

Pre-consultation was conducted by Planning and Heritage Staff on an-going basis through 2021 with a Minor Variance application and into 2022.

The Statement of Reasons for the Designation identifies the following character-defining elements of the property, and the main highlights are found below:

- a. Two-storey, gable roofed house.
- b. Red brick on a limestone foundation.

- c. Suggestion that the house may have once been stuccoed
- d. Brick exterior has been painted
- e. Two interior brick chimneys to the gable ends.
- f. Centre door surrounded by side lights and transom of old, multi-coloured, diamond glazing.
- g. Evidence that there was once a verandah across the front
- h. Second floor three regency-glazed casement windows.
- i. In the roof above each window is a steeply pitched gable.
- j. There is a gothic window in the centre gable and, balancing, blind windows in the other two.
- k. There is a two-storey stuccoed red brick wing to the rear, appeared to be original, and the second-floor windows seem to be later additions. There are two modern chimneys.
- l. This property has interior features designated namely the interior storm windows.

### **Detached Pool Shed**

The proposed new detached pool shed appears to be a compatible addition to the subject heritage property. The new shed will function to provide the property owners with additional useable space for the new pool to be installed. The new shed is very much subordinate to the main heritage structure on the property and is tucked 'behind' the house on the east side. The structure has been designed to fit in nicely with the existing structures on the property. The new pool shed is to be constructed of rough sawn fir and painted with a wood stain in a similar colour to the existing house and garage, and the window and doors are all to be of wood construction. While the pool shed will be constructed of traditional materials and has been designed to look like the garage and house, one can see that it is still a more modern impression of the structures.

It is the opinion staff, after careful review of the Statement of Reasons for Designation, and the Standards and Guidelines, that the structure will not impact the Reasons for Designation, meets the Standards and Guidelines, and is a compatible addition to the property.

### **Ontario Heritage Act Review Section 33(1)**

With this application being the first this Municipality has dealt with under the new Ontario Heritage Act regime for Part IV properties, Council must make the determination of the following:

1. Council must determine the impact of the alteration on the heritage values and attributes and then either;
  - i. Do nothing;
  - ii. Amend the Designating By-law; or,
  - iii. Repeal the Designating By-law

It is the opinion of staff that this proposal is not an alteration to any of the attributes contained within the Reasons for Designation in the Designating By-law, and therefore does not impact the heritage values and attributes. Therefore,

it is the recommendation of staff that the Designating By-law does not require amendment.

## 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 construction of a new detached pool shed will not result in the loss of historic fabric. The new shed, being subordinate to the main heritage resource, does not appear to detract from the existing heritage attributes of the heritage property and is in fact being constructed of traditional materials. The proposal appears to be appropriate as it does not affect the attributes and conforms the Statement for Reasons of Designation and meets the Parks Canada Standards and Guidelines for the Conservation of Historic Places.

## 9. NEXT STEPS

The outcome of this Committee's decision is not final and binding. The recommendation from this Committee will proceed to be considered by the Committee of the Whole and finally Council.

This application will be considered by Committee of the Whole: July 11<sup>th</sup>, 2022

This application will be considered by Council: July 18<sup>th</sup>, 2022

Further, the work that is included in this proposal *is* subject to obtaining a Building Permit from the Town of Cobourg Building Department and must satisfy the requirements of the Ontario Building Code. The applicant has already applied for a Building Permit.

Note: Should this application be refused, or approved with conditions, the applicant can appeal the decision to the Ontario Land Tribunal within 30 days of Council's Decision. Final date to appeal the decision: August 18<sup>th</sup>, 2022

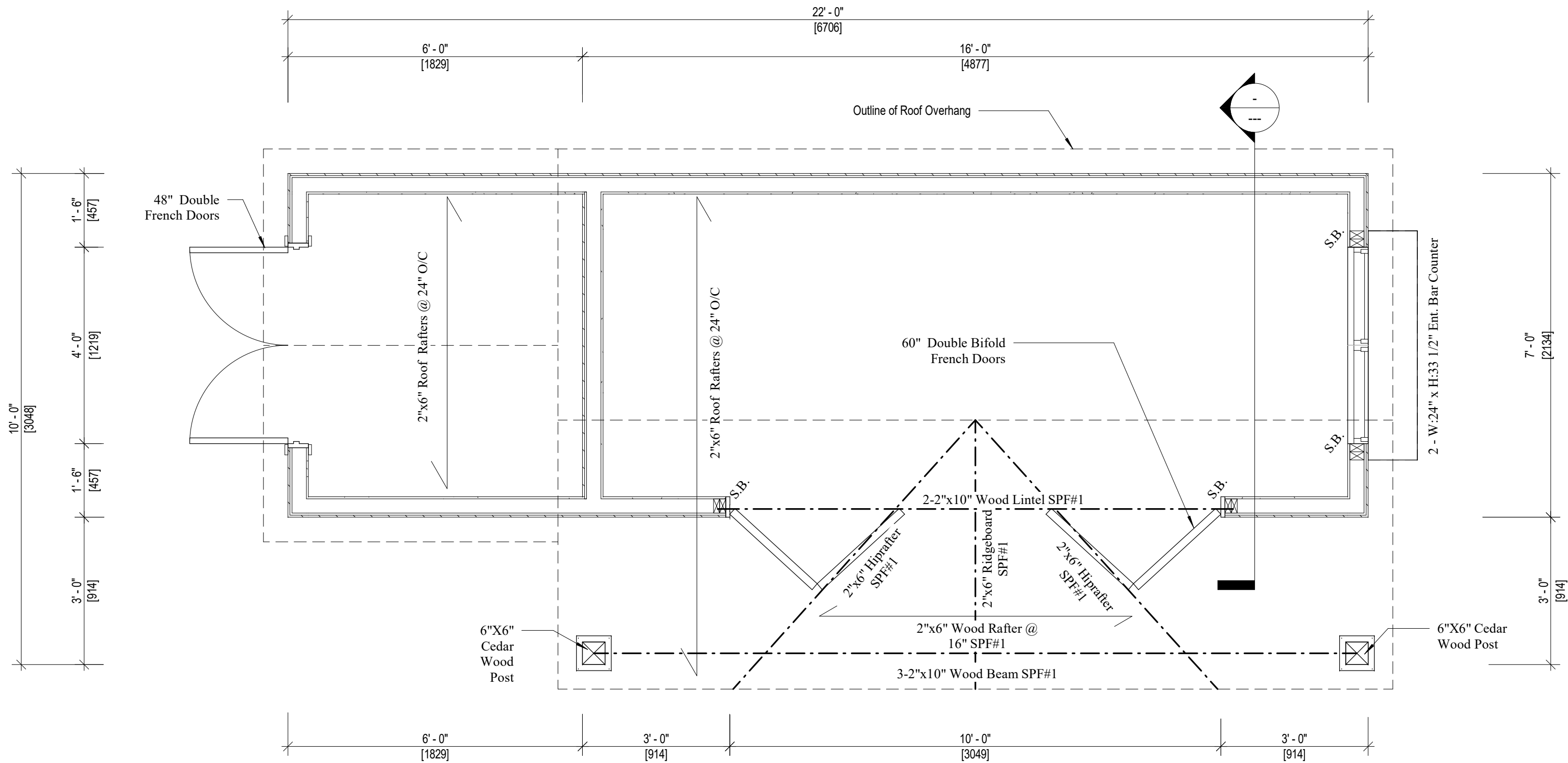
## Report Approval Details

Document Title:	HP-2022-029 - 308 Henry St. .docx
Attachments:	- Appendix 1 - Design Drawings.pdf - Appendix 2 - Heritage Propert Report.pdf - Appendix 3 - Individual Designation.pdf
Final Approval Date:	Jun 30, 2022

This report and all of its attachments were approved and signed as outlined below:

**Rob Franklin - Jun 30, 2022 - 10:08 AM**

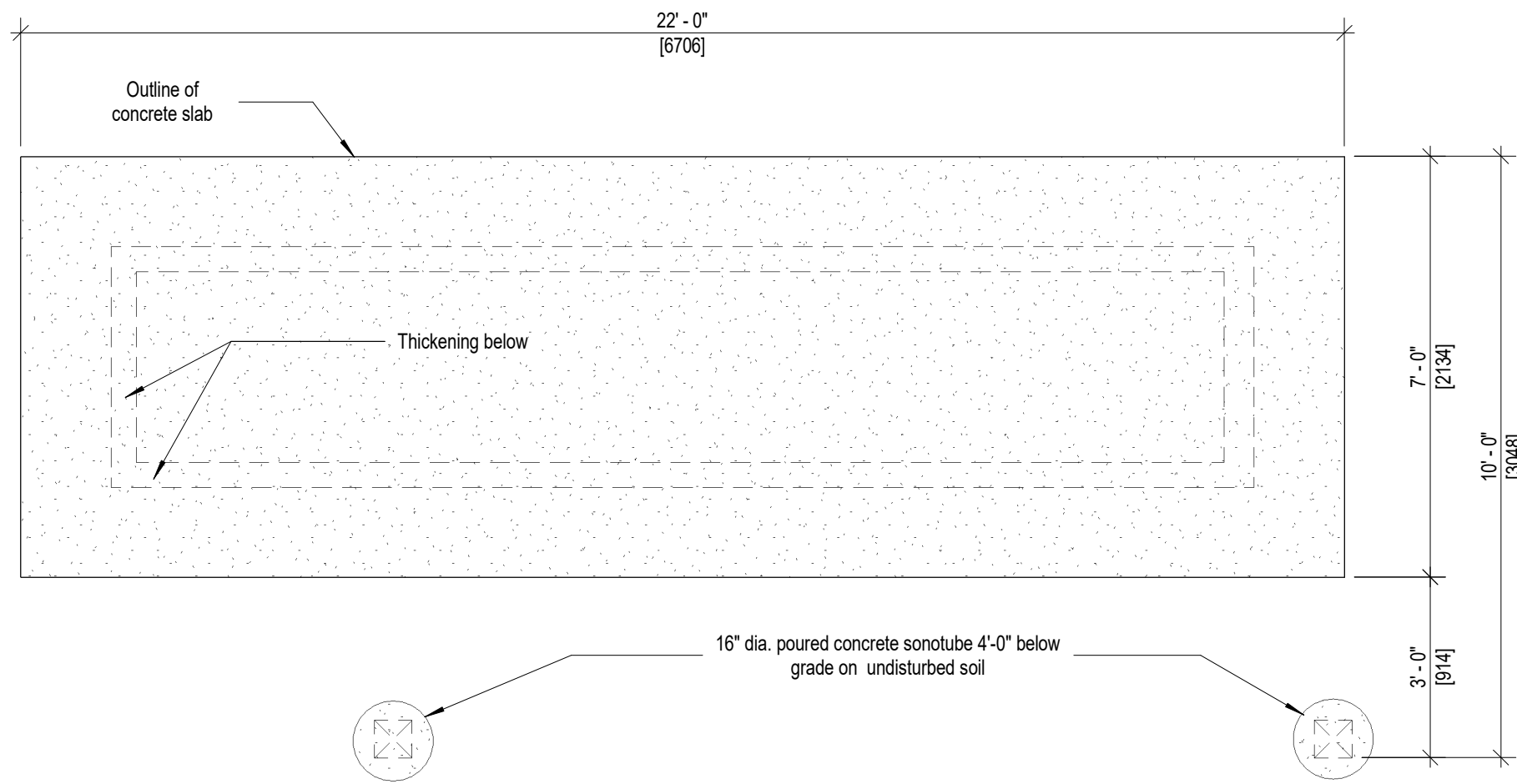




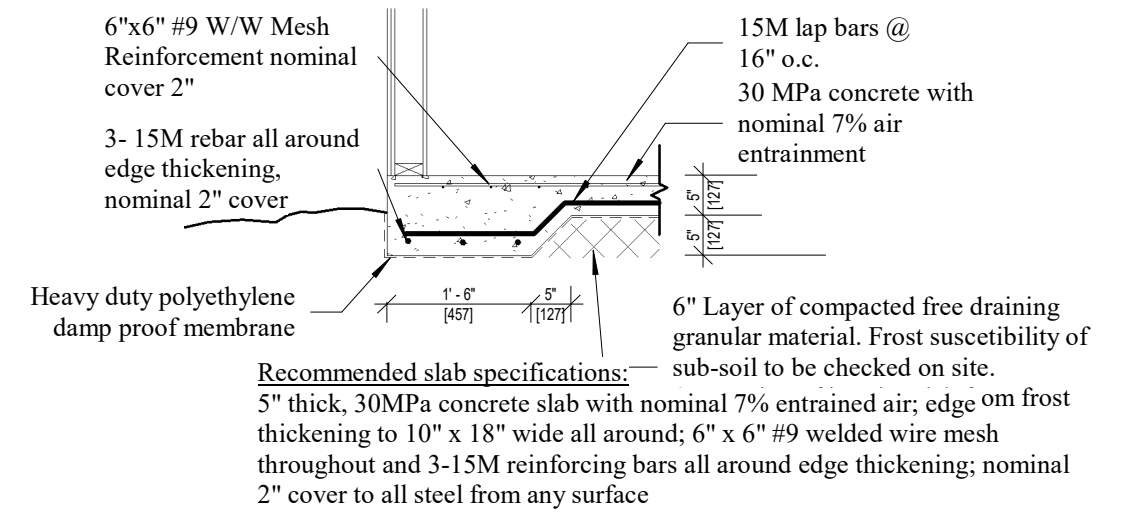
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1	ISSUED FOR CLIENT REVIEW	05/26/2022
2	ISSUED FOR PERMIT	06/02/2022
3	ISSUED FOR CLIENT REVIEW	06/08/2022

PROJECT	308 Henry St, Cobourg	
DATE	06/08/2022	JOB No. 228-1918

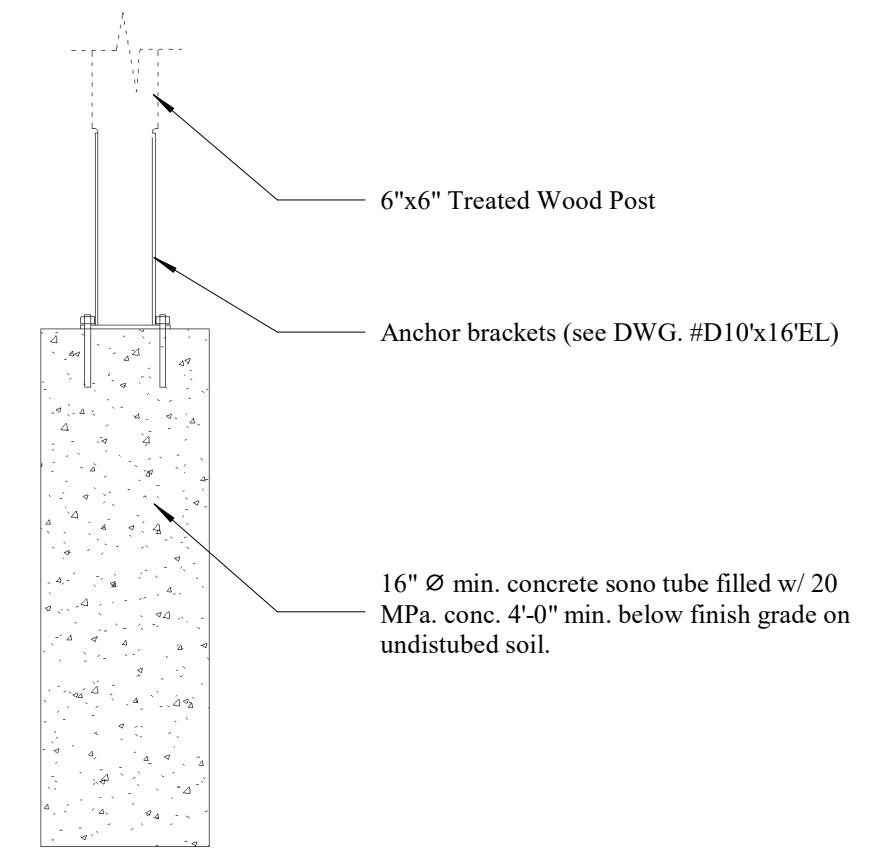
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1 FOUNDATION PLAN  
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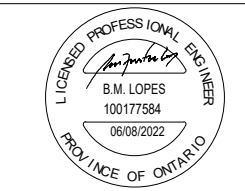


2 SLAB EDGE DETAIL  
SCALE: 1/2" = 1'-0"



SONOTUBE DETAIL  
SCALE: 3/4" = 1'-0"

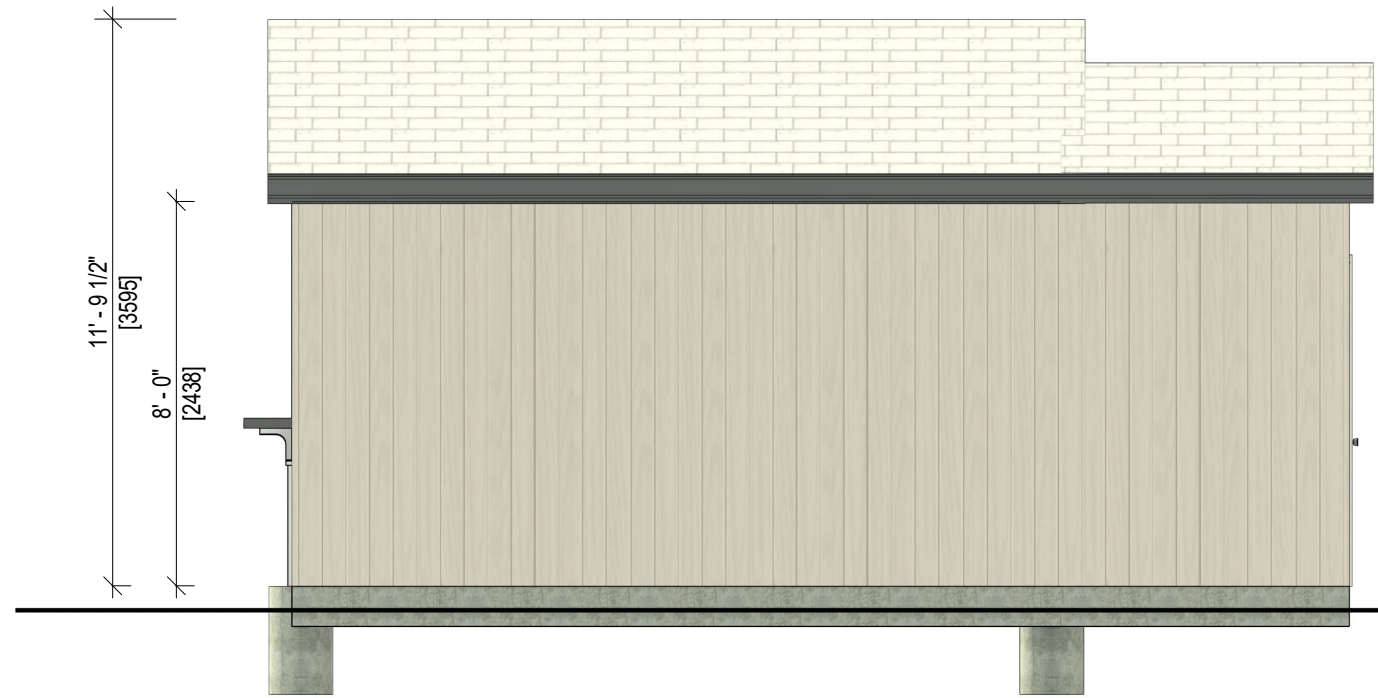
**MXL ENGINEERING & ASSOCIATES, INC.**  
1649 ST. Clair Avenue W, TORONTO ON M6N1H7  
email: permits@mxleng.ca  
website: www.mxleng.ca  
Phone: 647.621.1246



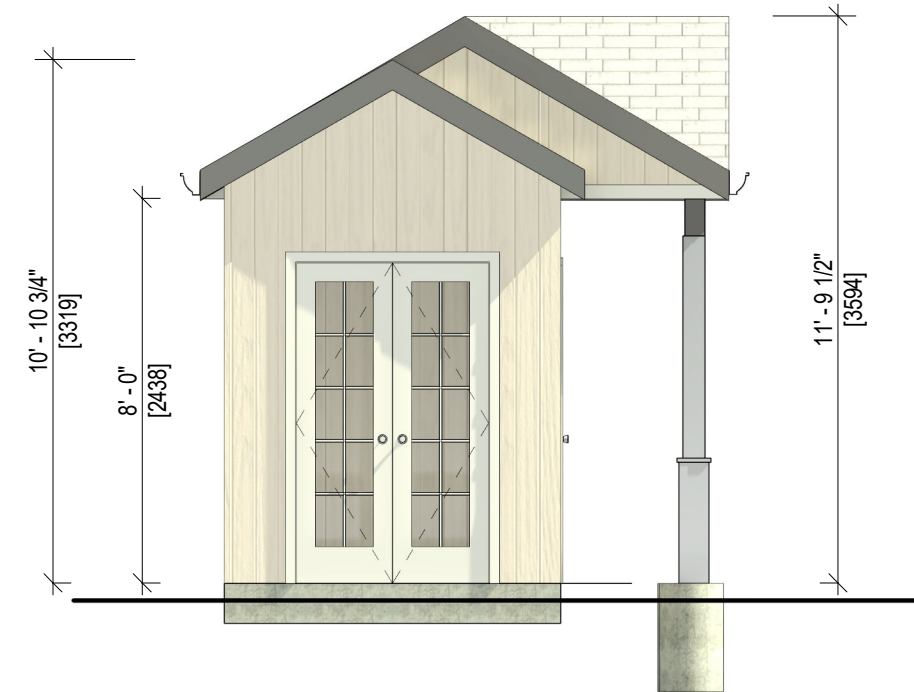
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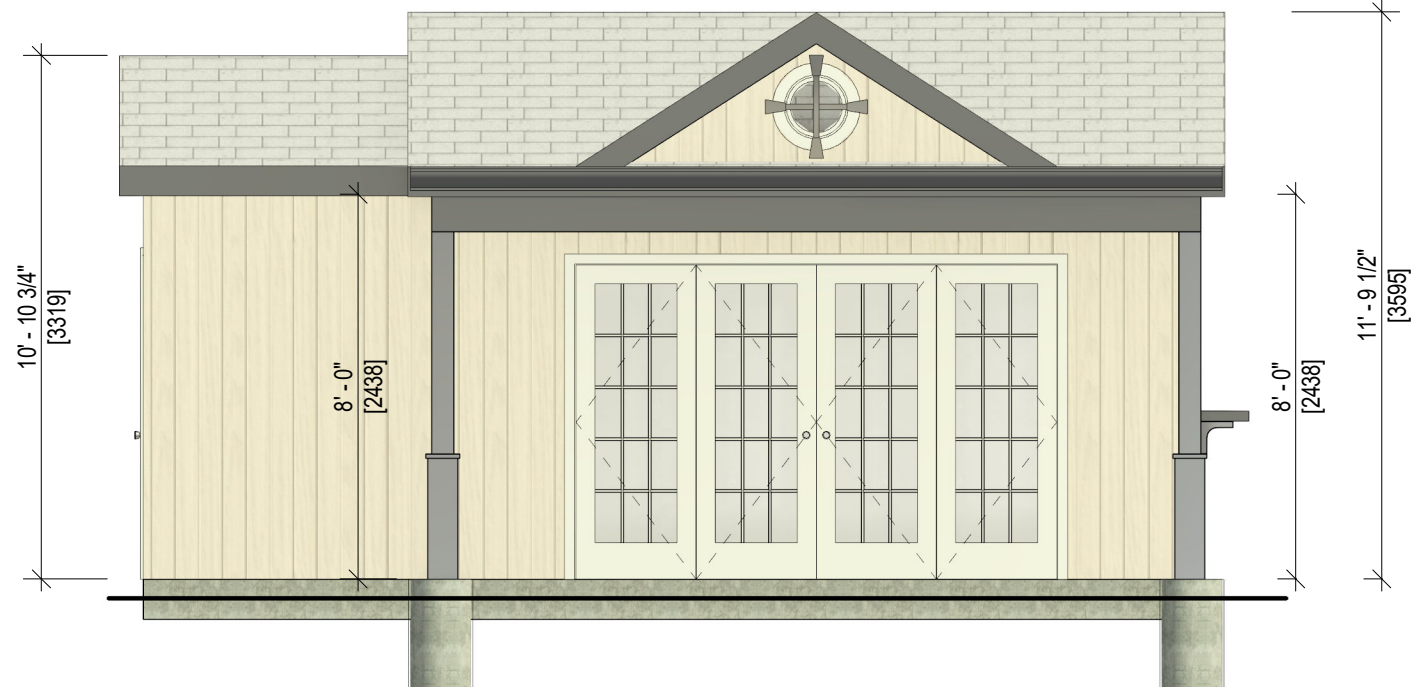
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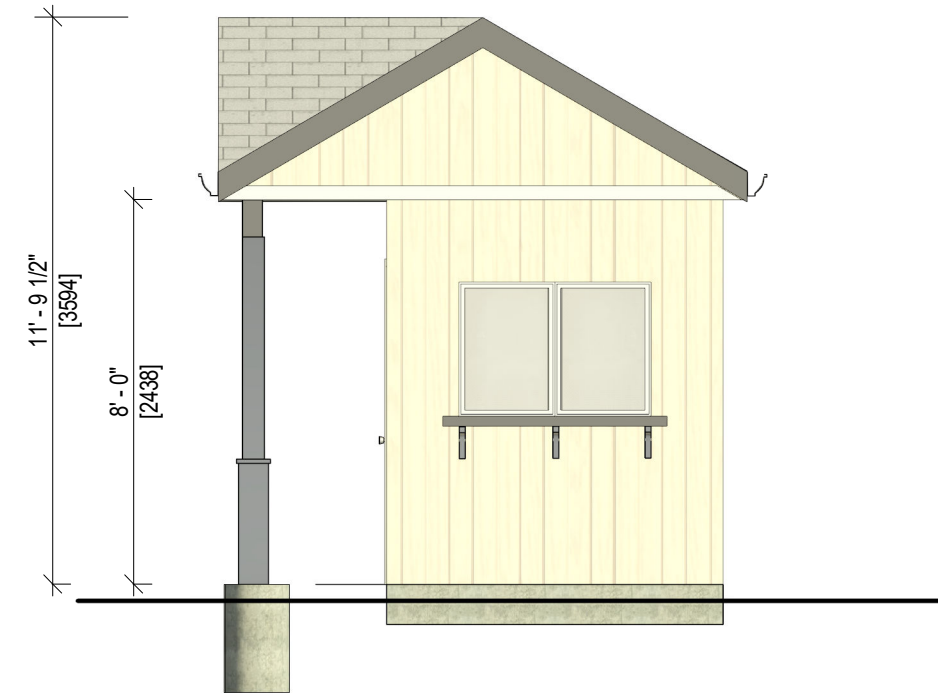
1 REAR  
SCALE: 1/4" = 1'-0"



3 LEFT  
SCALE: 1/4" = 1'-0"



2 FRONT  
SCALE: 1/4" = 1'-0"

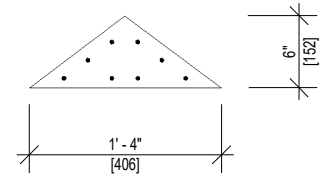
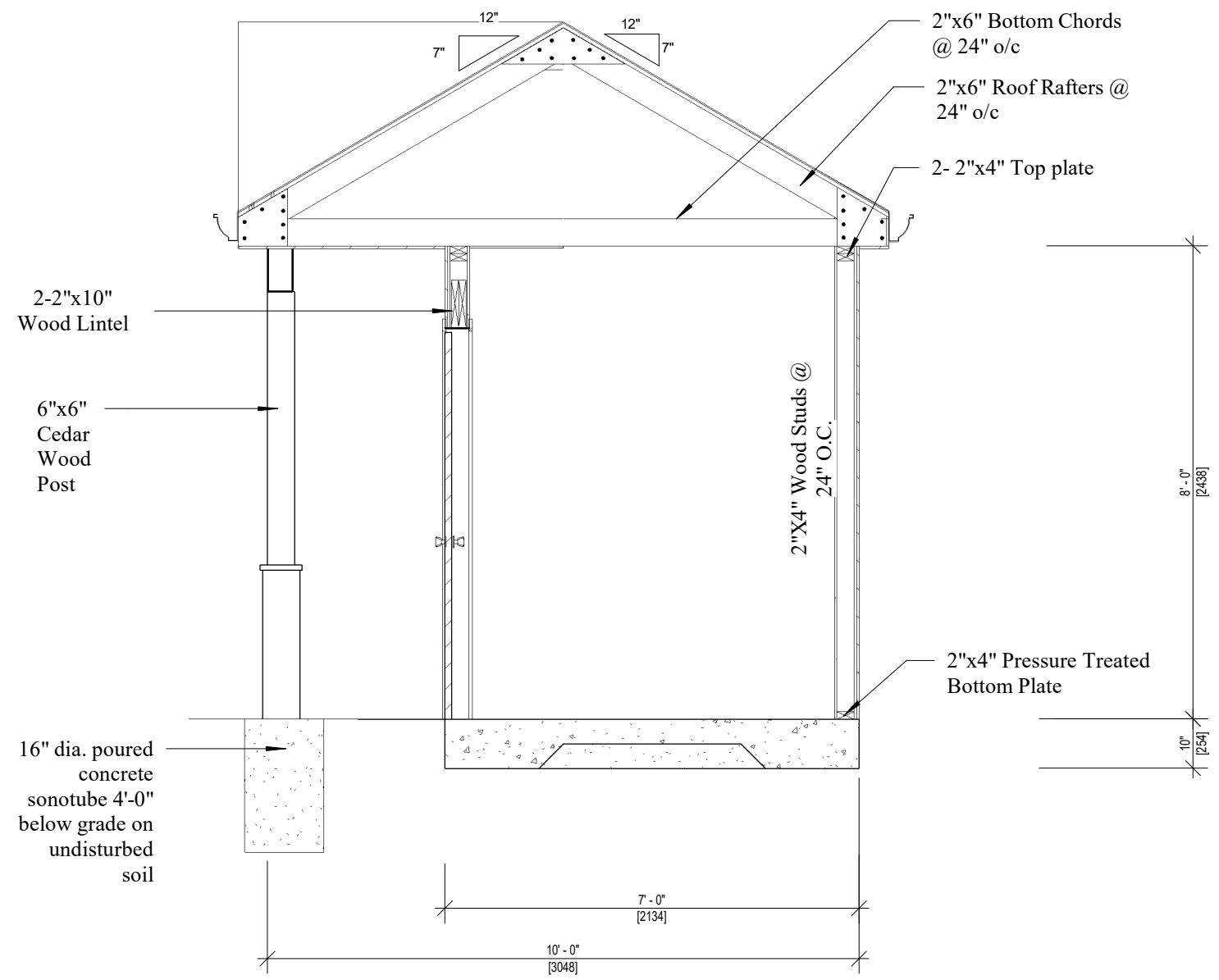


4 RIGHT  
SCALE: 1/4" = 1'-0"

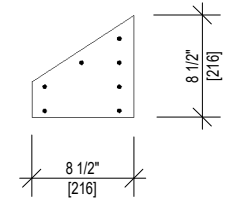
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TITLE	D10'X22' CABIN ELEVATIONS	
SCALE	1/4" = 1'-0"	DRAWING No. D10'X22'EL



**RIDGE TRUSS GUSSET (IN PAIRS)**  
8 nails per side



**LOWER TRUSS GUSSET (IN PAIRS)**  
7 nails per side

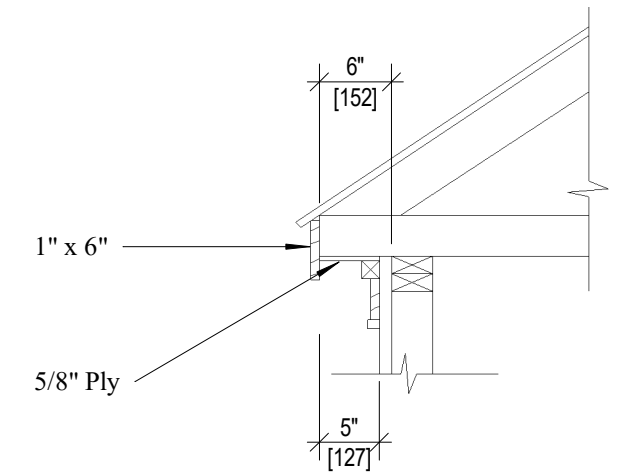
**GUSSET PLATE DETAIL**  
SCALE: 3/4" = 1'-0"

**CONSTRUCTION SPECIFICATIONS**

- For foundation details see Drg. #D10x16CS.
- Walls 2"x 4" P.T. sill plate, 2" x 4" studs @ 24" c/c with 2 ply 2" x 4" top plate; double studs at all window and door openings.
- Roof 2"x6" rafters & bottom chords @ 24" c/c; gussets as per detail
- 2 ply 2" x 6" lintel over all double door openings.
- 2 ply 2" x 10" lintel over Double Bifold French Doors
- 2 ply 2" x 6" lintels over all window openings.
- All timber Northern Species SS #1 or better.
- Asphalt Shingles on 1/2" Plywood sheathing.
- Fenestration and Doors Therma Panes.
- Doors French door style with Therma Pane glazing.
- Tyvek® House Wrap beneath exterior T1-11 Sheathing

**DESIGN PARAMETERS:**

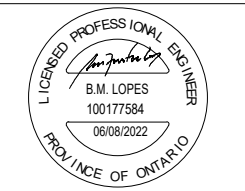
- This Limestone Trail structure has been designed in accordance with OBC 2016 Division B Part 4, for most locations in On Ontario ( $S_s \leq 4.0$ )
- Load considerations:  $S_s = 1.2$ ;  $S_r = 0.4$ ; Wind 1/10 = 0.38; Wind 1/50 = 0.49;  $S_a (.2) = 0.22$ ;  $S_a (.5) = 0.14$ ;  $S_a (1) = 0.079$ ;  $S_a (2) = 0.025$ ;  $PGA = 0.096$ ;
- Suitability of ground conditions for recommended foundations to be assessed on site by an Engineer
- Seasonal structure - not insulated



**EAVES DETAIL**  
SCALE: 3/4" = 1'-0"

**1 CROSS SECTION**  
SCALE: 3/8" = 1'-0"

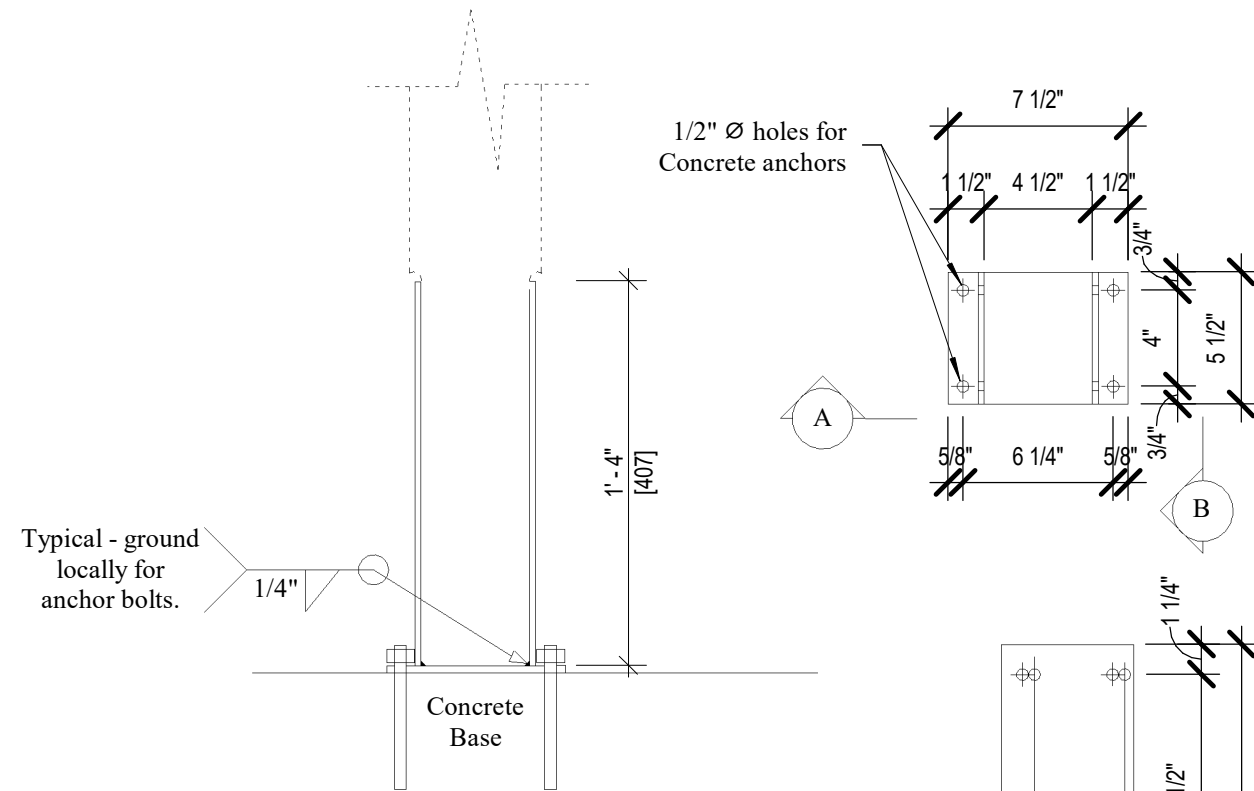
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TITLE	D10'X22' CABIN CONSTRUCTION DETAILS	
SCALE	As indicated	DRAWING No. D10'x22'CDa

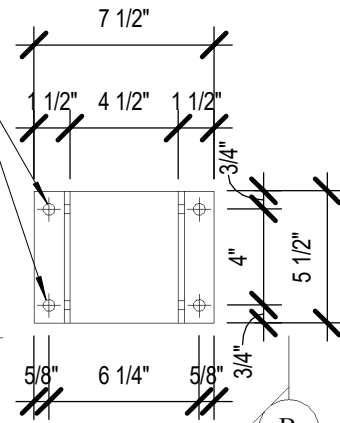


Typical - ground locally for anchor bolts.

1/4"

Concrete Base

1/2" Ø holes for Concrete anchors

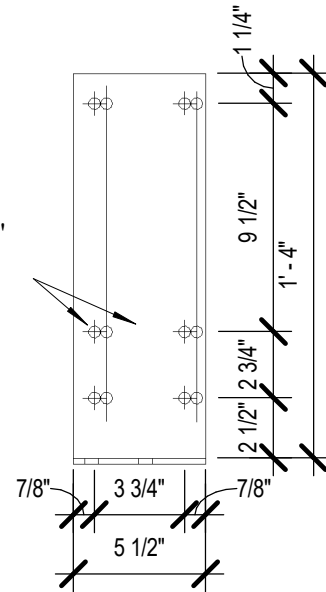


A

B

1/2"Ø x 6" Power Blue Tip® Wedge Bolt

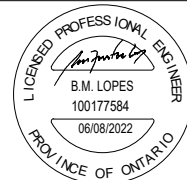
6 holes for 3/8" x 3" lagscrews. holes offset on far side plate



Notes:

1. 4 1/2" x 5 1/2" - 'U' Bracket to provide snug fit for 6"x6" Support Posts
2. 5 1/2" x 7 1/2" x 1/4" Baseplate with holes for 4 - 1/2"Ø x 6" long concrete anchors
3. 4 - 3" x 3/8" Ø lagscrews into posts each side
4. Post Anchor Pocket to be either hot dip galvanized (after fabrication) or 307 Stainless steel
5. 4 Brackets Required Thus

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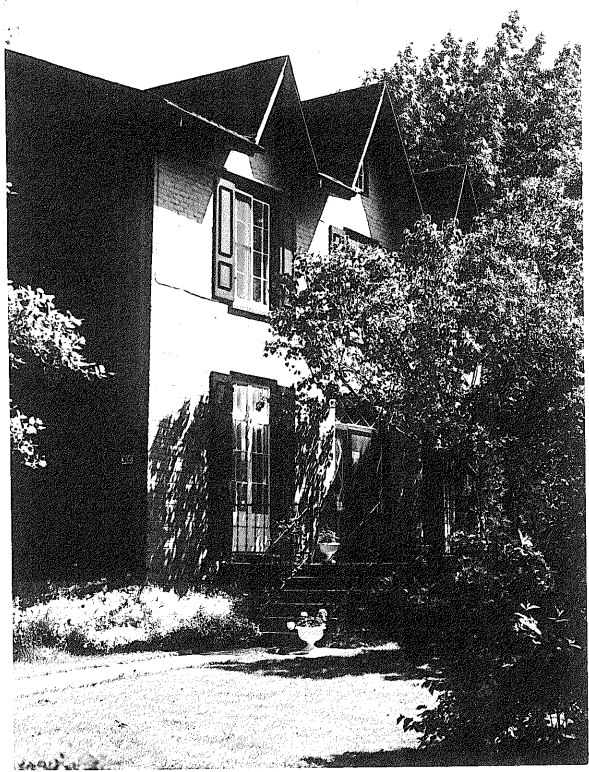


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TITLE	D10'X22' CABIN CONSTRUCTION DETAILS	
SCALE	1 1/2" = 1'-0"	DRAWING No. D10'X22'CDb





Building: Rev. Walton Beck House

Address: 308 Henry St.

Date: 1854

Style:

Brief Architectural Description:

Located at the corner of Henry & Chapel Streets this stucco covered residence was built by Trevor Boulton in 1854. It was later sold to Rev. J.W.R. Beck who married Georgiana, daughter of G.S. Boulton. Despite the fact that the house has a Henry Street address, the facade faces south towards Chapel Street.

308 Henry St.

Located at the corner of Henry and Chapel Streets this large dwelling is basically a two and a half storey rectangular structure with a one and half storey rear wing. According to our research this house was built in 1854 by Trevor Boulton, although the three gables in the roof facade were in the 1870's. The house sits off the ground about one foot and a full basement is contained within. The exterior of the main house is composed of brick painted grey and laid in stretcher bond style while the rear wing is composed of white stucco.

The low pitched gable roof is accentuated by three gables in the roof facade, the centre one being slightly larger than the exterior two gables. The projecting eaves and verges are adorned simply by a plain fascia without moulding or trim. Two joined brick chimneys are located internally at the ends of the main house, not including the two single brick chimneys which are located in the rear wing.

Despite the fact that the house has an Henry Street address the facade faces south towards Chapel Street and the lake. The centrally placed main door is flanked on either side by a Regency glazed french door.

Three windows are placed across the second floor of the facade. The casement type windows have two elongated sashes with no mullion. They too are Regency glazed with a plain surround, lipsill and solid heavy shutters surrounding. Three very small centre pointed windows are located in each of the centre gables. The two exterior window openings have been bricked

308 Henry St. (continued)

in so that only the centre window is functioning. It has a single sash with six panes surrounded by a radiating brick arch.

Returning to the subject of the main door located in the centre of the facade, it is surrounded at head by a radiating brick arch and lighted transom and sidelights both of which have diamond paned glazing. The single leaf door is composed of two moulded panels. The front door is reached by a wide cement porch which runs across the length of the facade and is enclosed by an iron railing. A set of six stairs run up each side of the porch to provide access to the front door. The porch/verandah acts somewhat as a gallery overlooking the large treed front lawn.

308 Henry Street Ownership:

1839	Crown	George S. Boulton
1854	George S. Boulton	Edward Y. Boulton
1855	Edward Y. Boulton	J.W.R. Beck
1869	J.W.R. Beck	George S. & Harriet Boulton
1873	Garriet Boulton	George Wilgress
1911	George Wilgress	Cobourg Cottage Hospital
1914	Lots # 10 & 11 less 161' sold back from Cobourg Cottage Hospital	
		Elizabeth L. Johnston
1920	Elizabeth L. Johnston	Joseph T. Lalande
1921	Joseph T. Lalande	Cobourg Cottage Hospital
	(sold C.C.H. 65' of rest of lots 10 & 11)	
1926	Joseph T. Lalande	Sarah Alice Lalande
	(westerly 161' & other land	
1937	Sarah A. Lalande	Mary B. Lalande
1937	Mary B. Lalande	Cecilia McKim
1952	Cecilia McKim	Lillian D. Turpin
1973	Lillian D. Turpin	Thomas B. & Marlene O. Blatherwick
1977	Thomas B. & Marlene Blatherwick	Cobourg District General Hospital

Present Owner: Cobourg District General Hospital

\*J.W.R. Beck- rector of Peterborough- married Georgiana,  
daughter of G.S. Boulton who died in 1864

#73

THE ONTARIO HERITAGE ACT

RECORD OF DESIGNATION - TOWN OF COBOURG

Municipal Address: 1421 000 080 050-00 0000  
308 HENRY STREET

COBOURG, ONTARIO

Owner of Property: MR. A.D. HAWORTH

Address of Owner: Same

Date of Service of Notice of Intention to Designate: JULY 29, 1987

- Dates of Publication of Notice of Intention: 1) JULY 29, 1987
- 2) AUGUST 5, 1987
- 3) AUGUST 12, 1987

Designation: YES Withdrawl

Designating By-law: No.: 90-87

Date: SEPTEMBER 8, 1987

Reason for Designation: ATTACHED

Property Description: ATTACHED

- Dates of Publication of Withdrawal of Notice: 1)
- 2)
- 3)

- Dates of Publication of Passing of Designating By-law: 1) SEPTEMBER 30, 1987
- 2) OCTOBER 7, 1987
- 3) OCTOBER 14, 1987

Date by-law registered: November 19, 1987 Instrument No. 141121

File No:



BY-LAW NUMBER 90-87

SCHEDULE "A"

Part of Lots 10, 11, and 12, Block "F" (formerly Part of Lot 15, Concession "A", Township of Hamilton) according to the Caddy Plan of the said Town of Cobourg containing by admeasurement 0.421 acres be the same more or less which said parcel may be more particularly described as follows:

PREMISING that the southerly limit of the said Lot 10, being the northerly limit of Chapel Street according to the said Caddy Plan, has an assumed astronomic bearing of North seventy-one degrees, forty-two minutes, zero seconds East (N 71° 42' 00" E) in accordance with a Plan of Survey prepared by K. F. Lashley, O.L.S. dated January 7th, 1970 and relating all bearings herein thereto.

COMMENCING at a survey monument set in the southwest angle of the said Lot 10;

THENCE NORTH seventy-one degrees, forty-two minutes, zero seconds East (N 71° 42' 00" E) along the southerly limit of the said Lot 10 a distance of 105.79 feet to a survey monument.

THENCE NORTH seventeen degrees, twenty-six minutes, fifty-five seconds West (N 17° 26' 55" W) a distance of 173.21 feet to a survey monument.

THENCE SOUTH seventy-two degrees, eighteen minutes, fifty-five seconds West (S 72° 18' 55" W) a distance of 105.75 feet to a survey monument set in the westerly limit of said Lot 12, being the easterly limit of Henry Street according to the said Caddy Plan.

THENCE SOUTH seventeen degrees, thirty-four minutes, zero seconds East (S 17° 34' 00" E) along the westerly limit of the said Lots 10, 11 and 12 a distance of 174.34 feet to the point of commencement.

The herein described parcel is further shown on a Plan of Survey prepared by W. R. Brick, Ontario Land Surveyor dated August 13, 1973 as shown in instrument number 69189.

The description previously appeared in instrument number 97430.

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STATEMENT OF REASONS FOR THE PROPOSED DESIGNATION:

A two-storey, gable roofed house of red brick on a limestone foundation. The north wall is stuccoed and there is evidence that the whole house was once stuccoed. The brick exterior has been painted. The stone foundation has been parged on three sides. There are two interior brick chimneys to the gable ends.

The centre door is surrounded by side lights and transom of old, multi-coloured, diamond shaped glazing. The door is flanked by French doors, glazed in the Regency manner, which open onto a modern concrete, iron railed, stoop. There is evidence that there was once a verandah across the front.

On the second floor there are three regency-glazed casement windows. The centre window above the door is larger than the other two. In the roof, above each window, is a steeply pitched gable, that in the centre being larger than the other two. There is a gothic window in the centre gable and, balancing, blind windows in the other two.

There is a two-storey stuccoed red brick wing to the rear which appears to be original. The second floor windows in the wing seem to be later additions. There are two modern chimneys.

An unusual interior feature is that storm windows, with glazing to match the permanent windows, hang from iron hooks and can be easily lifted off.