

# 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-2022-030		
<a href="#">Submit comments to Council</a>			

**Subject/Title:** 135 Bagot St. – New front uncovered porch on a modern dwelling

## RECOMMENDATION:

THAT Heritage and Planning Staff reviewed an application for a front uncovered porch reconstruction at 135 Bagot Street and has determined that the proposal would constitute a sympathetic reconstruction and conforms to the policies of the West Heritage Conservation District Plan; and,

FURTHER THAT Heritage Permit #HP-2022-030 for the front uncovered porch reconstruction at 135 Bagot St. as submitted by Robert and Maria–Eugenia Cairns be approved subject to the finalization of details by 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-2022-030 for an uncovered porch reconstruction at 135 Bagot Street in the West Heritage Conservation District.

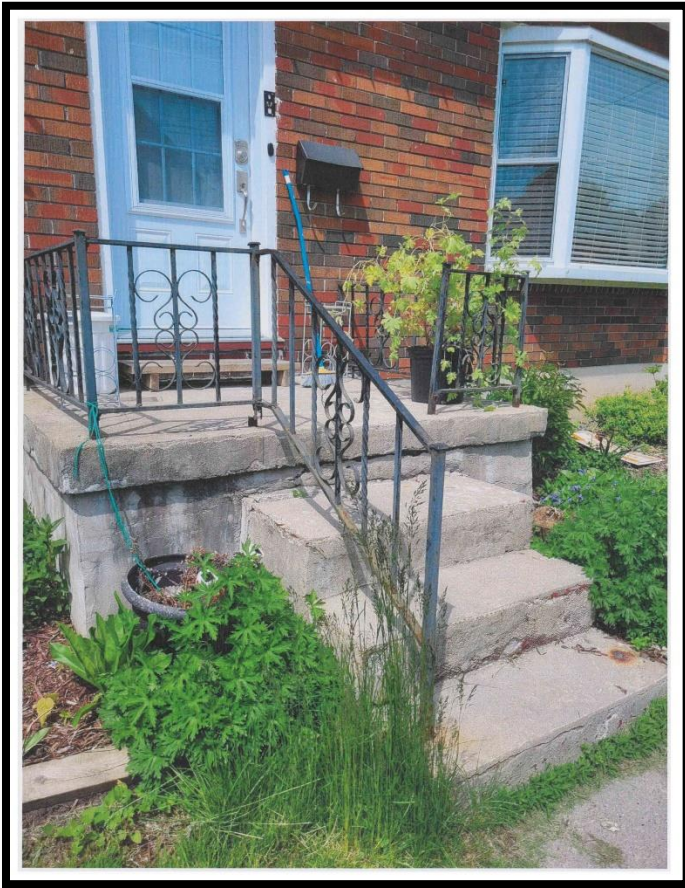
### 4. ORIGIN AND LEGISLATION

A Heritage Permit application was received on June 10<sup>th</sup>, 2022 from Robert and Maria–Eugenia Cairns to undertake a porch reconstruction at 135 Bagot Street. Photographs of the existing porch are included as Figures 1, 2 and 3 below.

The subject property is located in the George Street Heritage Conservation District designated under Part V of the Ontario Heritage Act, by By-law 27-90 and 118-91 and By-law # 044-2016. In accordance with the Ontario Heritage Act, the 90-day deadline for Council to deal with the application is September 8<sup>th</sup>, 2022.

#### **Scope of Work**

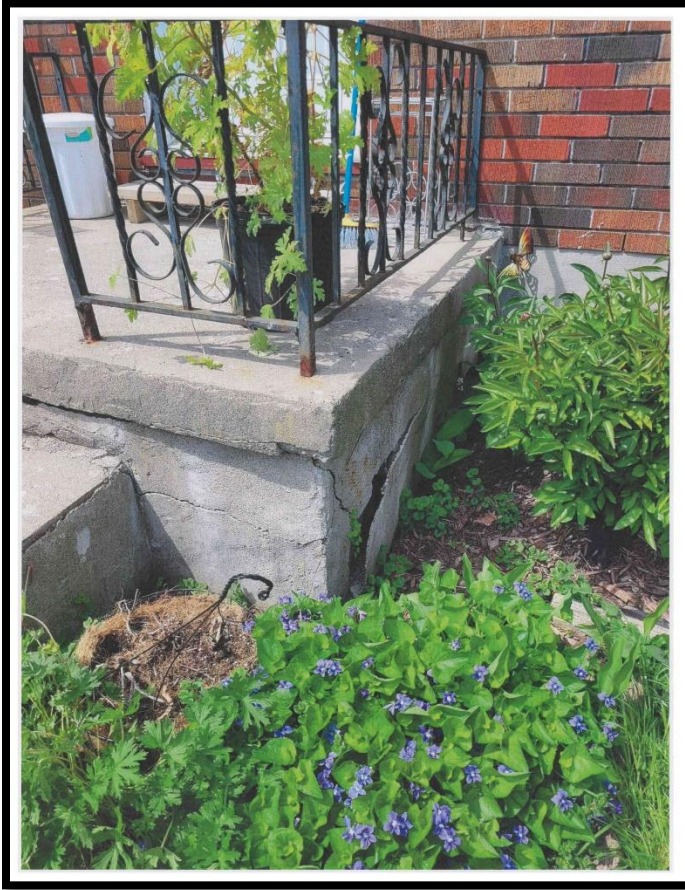
1. Re-construct a new 5.37 square metre (57.75 sq. ft.) uncovered wood porch over top of existing deteriorated cement stoop.
  - a. With wood spindles and railings



**Figure 1:** 135 Bagot St. – existing uncovered stoop



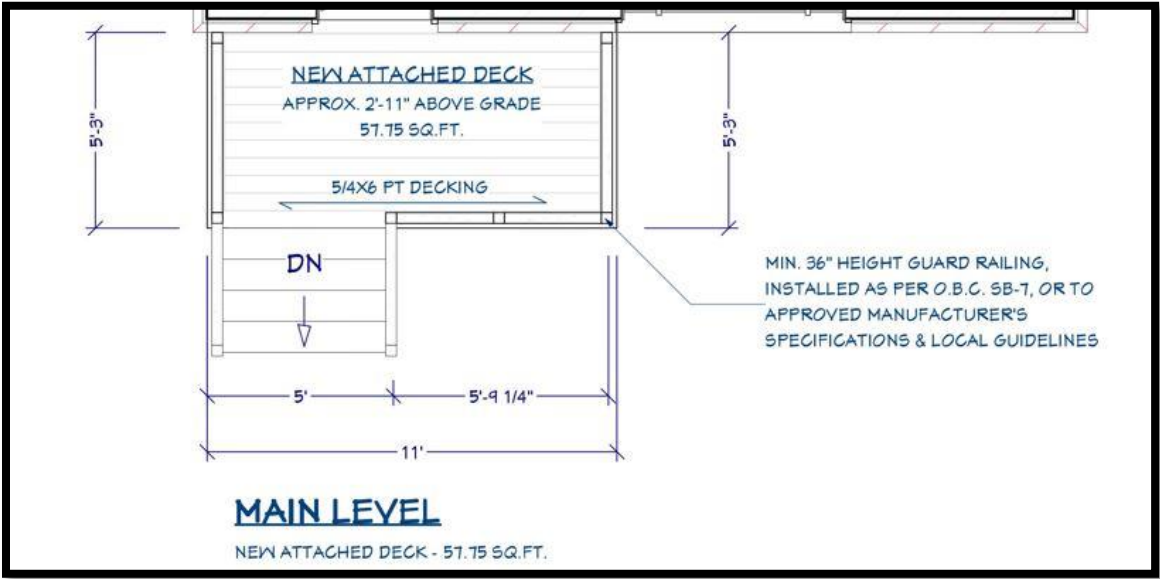
**Figure 2:** 135 Bagot St. – existing uncovered stoop



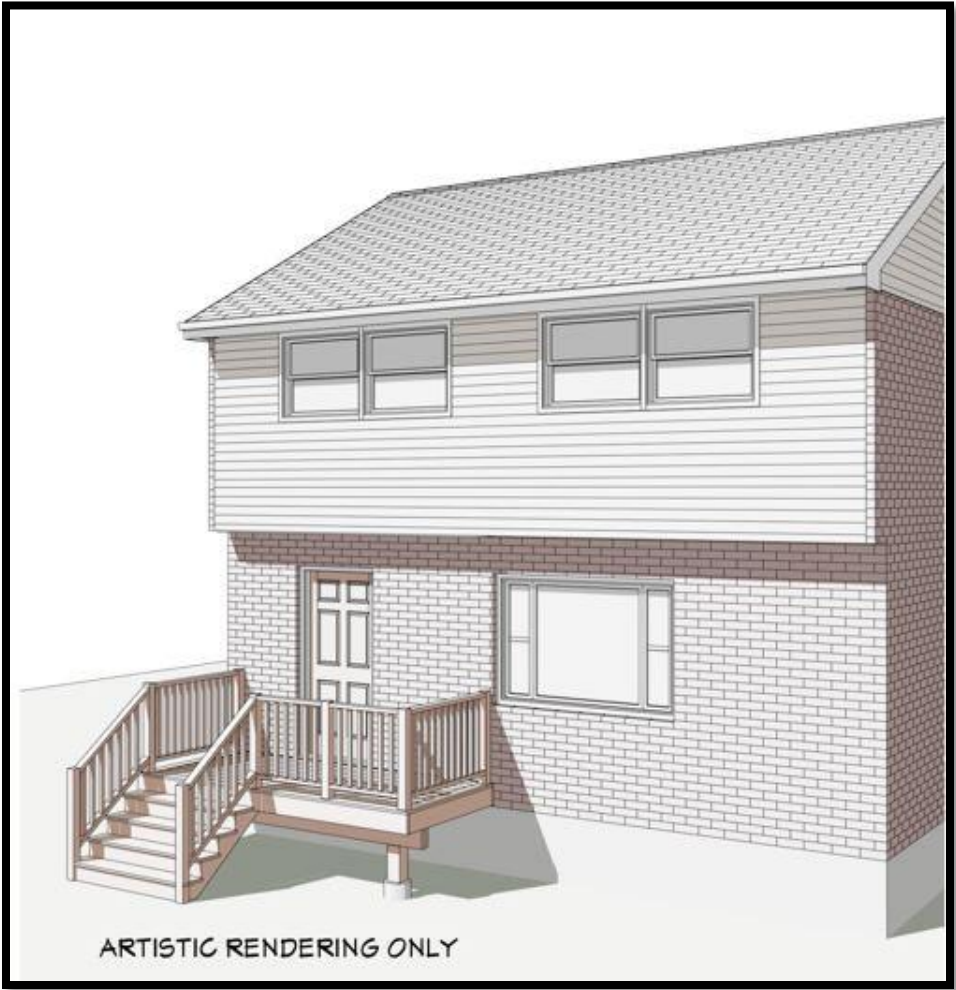
**Figure 3:** 135 Bagot St. – existing uncovered stoop



**Figure 4:** 135 Bagot existing front. Image courtesy: Google



**Figure 5:** 135 Bagot St. – new uncovered porch elevations

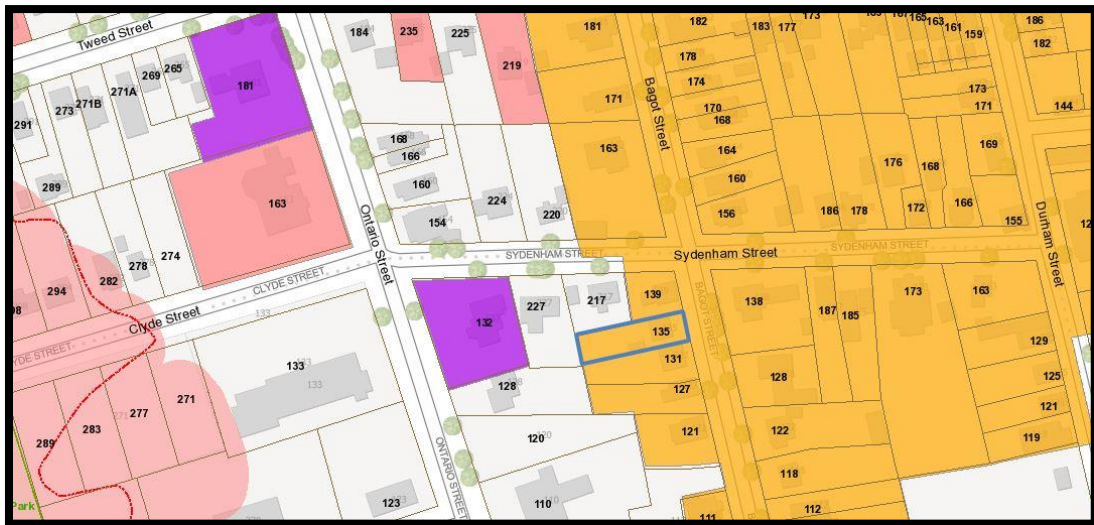


**Figure 6:** 135 Bagot St. – new uncovered porch rendering

## 5. BACKGROUND

The subject property is located at 135 Bagot St. on the west side, just south of Sydenham St.

Below: The subject property is shown outlined in blue. The West Heritage Conservation District is indicated in orange, 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 attached heritage property report (one of the few for 1960s builds). Though it does not give an architectural description, just a year and states Contextual Context.

## 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.

#### 4.4 Entrances

##### Policies

- a) Protect and maintain entrances on principal elevations.
- b) Character-defining porches or verandahs shall only be removed where they pose a life / safety threat. In such cases, they shall be thoroughly recorded prior to removal to allow for their accurate reconstruction.
- c) The design and construction of a new entrance / porch is required to be compatible with the character of the building. Restoration of a missing porch must be based upon historical, pictorial and physical documentation.

##### Guidelines

- d) Entrance ramps may be permitted for barrier-free access in accordance with applicable legislation but should not be physically attached to avoid damage to the heritage building fabric. In exceptional circumstances, attachments may be permitted where they cause the least amount of damage to heritage building fabric.
- e) Important features such as doors, glazing, lighting, steps and door surrounds should be conserved wherever possible.
- f) Where new entrances or exterior staircases are required, they should be installed on secondary elevations.
- g) Wood is encouraged to be used in the construction of new entrances and porches. Other materials, such as synthetic wood products are discouraged on façades facing the street and will be considered on a case by case basis through the heritage permit process.

##### 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 George Street 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 in June 2022 with the owner.

##### Uncovered Porch

The applicant is proposing to reconstruct an existing uncovered porch/stoop as the cement, stairs and handrail are in very poor condition and to replace it with a

slightly larger new wood deck. There is no historical photographic evidence available after heritage staff's review to add to the conversation other than existing conditions. The proposal is for a simple wood deck on the front of this modern building. This deck will not detract from the overall district, and in fact would be an improvement over the existing failing concrete stoop.

When looking at the overall streetscape, we notice that this section of Bagot St. is very much a mix of house styles from 19<sup>th</sup> century typologies to mid-20<sup>th</sup> century infill modern buildings. There is no requirement for a replacement stoop/porch to have a roof or put a fake heritage structure on the front of the building. Although slightly expanded with a sitting area, this replacement is mainly to deal with a failing set of stairs and handrail that for safety's sake requires immediate work.

## 7. FINANCIAL IMPLICATIONS/BUDGET IMPACTS

N/A

## 8. CONCLUSION

The proposal for a porch reconstruction at 135 Bagot St. satisfies the policies set out in the West HCD Plan. The proposal being for a simple wood porch, that does not appear to detract from the overall district or the existing modern house. Therefore, Planning and Heritage Staff are positive the proposal will not negatively impact the heritage character of district and would be an overall improvement to the property.

## 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-2022-030 - 135 Bagot St. .docx
Attachments:	- Appendix 1 - Design Drawing.pdf - Appendix 2 - Heritage Property Report.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 - 10:07 AM**





ADDRESS: 135 Bagot Street

INFORMATION: House, c.1960

SIGNIFICANCE: Contextual

COMMENTS: