

# 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>	Rob Franklin, MCIP, RPP Manager of Planning Planning and Development Division <a href="mailto:rfranklin@cobourg.ca">rfranklin@cobourg.ca</a>	<b>Meeting Type:</b>	Open Session <input checked="" type="checkbox"/> Closed Session <input type="checkbox"/>
<b>Meeting Date:</b>	<b>August 31, 2022</b>		
<b>Report No.:</b>	HP-2022-037		
<a href="#">Submit comments to Council</a>			

**Subject/Title: HP-2022-037 – 216 King St. W – Alterations to cap building corners and chimney**

## RECOMMENDATION:

THAT Heritage and Planning staff has reviewed the proposed alterations at 216 King Street West and has concluded that the alterations to cap the corners of the building and the west side chimney would be compatible to the heritage structure and conform to the West Heritage Conservation District Plan;

FURTHER THAT Heritage Permit Application HP-2022-037, submitted by Adrian Pepper and Alison White – be approved to permit alterations to cap the building corners and chimney at 216 King Street West, 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-2022-037 for exterior alterations to the heritage structure at 216 King St. W in the West Heritage Conservation District

### 4. ORIGIN AND LEGISLATION

An application for a Heritage Permit was received on August 2<sup>nd</sup>, 2022, from Adrian Pepper and Alison White to undertake exterior alterations of the heritage structure at 216 King Street West.

The subject property is in the West Heritage Conservation District and is designated under Part V of the Ontario Heritage Act, and by By-law #118-91 and By-law #044-2016.

In accordance with the Ontario Heritage Act, the 90-day deadline for the Municipality to deal with the application is October 31<sup>st</sup>, 2022.

Scope of Work (See **Appendix 1** – Design Drawings and **Appendix 2** – Letter from Property Owner)

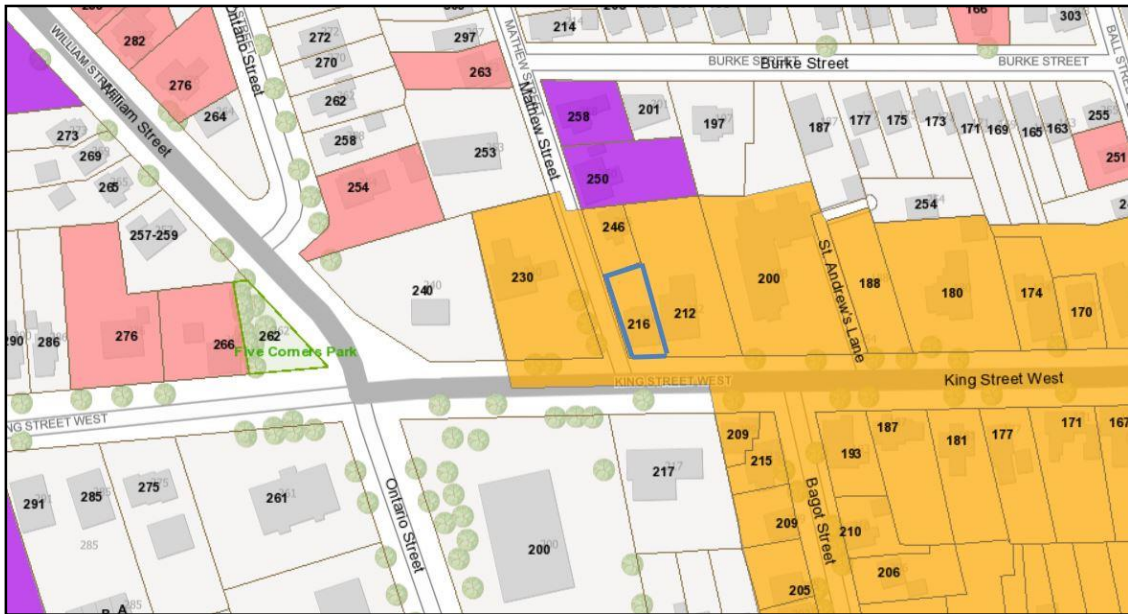
1. Add corner capping (pine) 4” wide on all corners of the structure, painted white (P5214-14) to protect the edges of the stucco and permit eavestrough attachment.
2. Add corner capping (pine) 4” wide on all corners of the chimney (west side), painted white (P5214-14).

The applicant has submitted a number of photographs illustrating the condition of the existing structure corners and chimney where it is proposed to have pine

board capping installed. These photographs are included as **Appendix 2C**. They have also submitted a number of pictures and commented in the letter of similar style stucco heritage buildings in Cobourg that have wood trim corners as **Appendix 2B**.

## 5. BACKGROUND

The subject property is located at 216 King St. W and is designated under the West Heritage Conservation District.



Above: Subject property outlined in blue within the context of the West Heritage Conservation District. The properties shaded in purple are Part IV individually designated properties. The properties shaded in pink are listed on the Municipal Heritage Register but are not formally designated.

### Historical and Architectural Context

Please see **Appendix 3** – Heritage Property Report.

## 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.

## 2.0 Alterations to residential buildings

The West District is comprised primarily of residential buildings built in the mid to late 19th and early 20th centuries. The guidelines in this section address alterations to the roof and wall planes of residential buildings, as opposed to additions that involve more substantial work that extends beyond the existing building envelope (see Section 5.0 for guidelines relating to additions). The intent of these guidelines is to allow for alterations, repairs and upgrading to residential buildings in a manner that respects the form and integrity of the heritage attributes and building fabric.

In addition to the following guidelines, reference may also be made to more technical advice and conservation best practices referred to earlier in this document, namely the Standards and Guidelines for the Conservation of Historic Places in Canada and the US National Park Service Preservation Briefs. Other publications on the subject may be relevant and may be consulted for detailed advice and conservation techniques

### 2.1 Foundations and walls

#### Policies

- a) Original / historic wall materials shall be retained and conserved.
- b) Protect original wall surfaces from cleaning methods that may permanently alter or damage the appearance of the surface or give a radically new look to the building. Sandblasting, strong chemical cleaning solutions or high pressure water blasting are not permitted.
- c) The painting of previously unpainted masonry is not permitted.
- d) Ensure that surface drainage, especially from downpipes, is directed away from foundation walls.

#### Guidelines

- e) Many residential buildings in the District are of brick construction or contain brick cladding. Brick masonry requires re-pointing from time to time and this process should be undertaken by tradespeople with experience in historic masonry techniques and materials. Generally, lime-based mortar should be used and joints should replicate the original in finish, colour and texture. Hard, cement based mortars are more rigid during freeze-thaw cycles and can cause brick units to deteriorate.

- f) The application of waterproofing and water repellent coatings should be avoided.

Alterations (Please see **Appendix 1** and **2**)

The property owners are proposing to cap the corners of the building and chimney with pine board. As you can see from the owner's photographs (**Appendix 2C**) the stucco on the corners of the house and chimney is in poor condition. The owners are proposing to maintain and restore the stucco on most of the dwelling under a previous approved permit (King Street and Mathew Street frontages as well the east elevation). They note that the 'Brunswick' style of house construction, the corners are seeing expansion and contraction which is causing failure.

The owners have gone some length to find other heritage properties that feature corner capping in the districts and individually designated properties as you can see in **Appendix 2B**. Heritage and Planning staff have also conveyed to owner, that should this heritage permit be approved, the alterations would need to be applied in a manner that it is reversible in the future, meaning that should future owners want to bring the stucco back, this would be possible.

Corner capping

The owners are proposing to cap the building corners in pine painted white to match, which the owners suggest will enhance the overall design of the dwelling and tie in with the border trims. It will also allow the eavestrough to be fastened to the trim instead of the stucco, which has overtime allowed water to penetrate and cause cracking.

Chimney capping

The owners are proposing to similarly cap the chimney corners in pine painted white to match, which the owners suggest will enhance the overall design of the dwelling and tie in with the border trims. Prior to covering, the inside corners will be filled to prevent water penetration and vermin getting into the walls and house.

The applicants have provided a justification letter and pictures of other examples in Town of similar works (**Appendix 2** and **2B**). They have also provided an alternative should there be concerns with capping the corners.

## 7. FINANCIAL IMPLICATIONS/BUDGET IMPACTS

Not applicable.

## 8. CONCLUSION

The application to alter the corners, while retaining and conserving the original / historic wall materials on the primary building elevations, appears acceptable and

staff recommend approval of the application as it satisfies the guidelines of the West Heritage Conservation District Plan. Final details of the application can be approved by Heritage and Planning staff including confirming proposed alterations will be done in a manner that is reversible.



West Elevation



South Elevation



South Elevation



East Elevation

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 1/4" = 1'-0"  
 Project No  
 2201

Revision  
 2  
 Project  
 216 King Street West

Drawing Name  
 Existing Photos  
**EL00**





North \_\_\_\_\_

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 Author  
 BW

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No.	Date	Issue/Revision

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## Facade Improvement

A	<p>Treatment A                  Timber Board and Batten                  3/4"x12"board w 3/4"x2.5" batten                  Colour                  Para Paints P5171-51 Deep Breath</p>	
B	<p>Treatment B                  Timber Board and Batten                  3/4"x12"board w 3/4"x2.5" batten                  Colour                  Para Paints P5214-14 White Cliffs Of Dover</p>	
C	<p>Trim C                  Timber Corner Trim                  3/4"x4"x4" board                  Colour                  Para Paints P5214-14 White Cliffs Of Dover</p>	
D	<p>Trim D                  Timber Base Trim                  3/4"x6" board                  Colour                  Para Paints P5214-14 White Cliffs Of Dover</p>	

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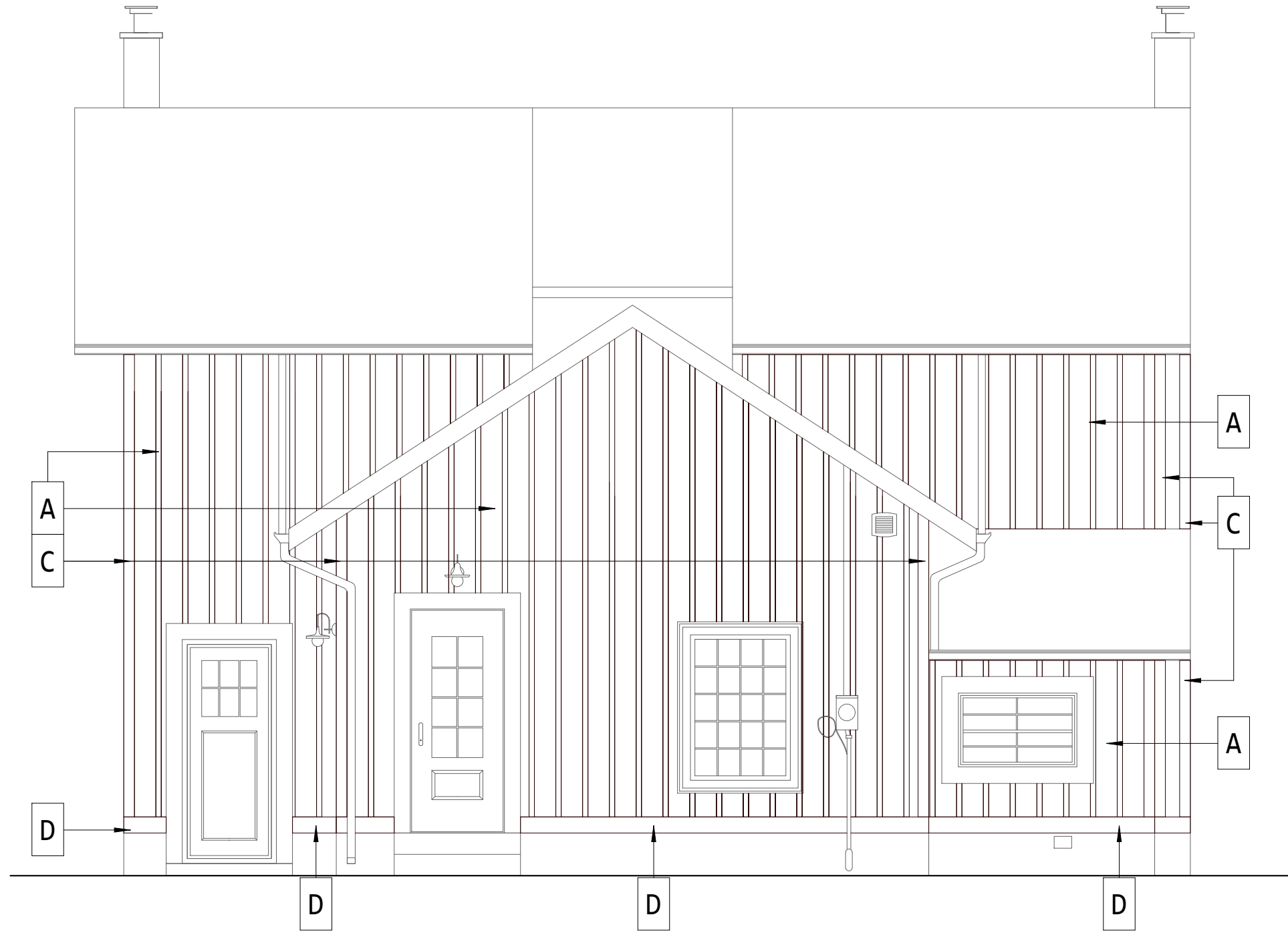
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 North Proposed  
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Drawing Name  
Elevation South

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South Proposed  
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Drawing Name  
 Elevation West  
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Project  
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Drawing Name  
Elevation East

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Project  
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Drawing Name  
East Proposed

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## **216 King St W Heritage Application 2022:**

As part of the Heritage application for 216 King St W, Cobourg to complete much needed exterior work. We the homeowners have suggested changes & restoration work to the exterior which:

- 1) Is being completed to ensure the future integrity of the Brick Chimney and allows for it to remain for many years to come.
- 2) Ensuring Heritage principles are being followed by proposing work which matches other homes of similar style stucco heritage homes in Cobourg & using period materials.
- 3) Match similar properties in Cobourg which feature Heritage Stucco.

### **Chimney & Corner Caping:**

We are proposing capping all the remainder of the corners at 216 King St W with pine boards painted white. This includes the chimney which requires work as highlighted by the images of the large cracks down its North & South sides. We note the chimney is not original stucco (but Brick), the homeowners are prepared to keep it stucco and repair as needed in the future (if it can be repaired as suggested), alternatively a 2<sup>nd</sup> option has been laid out by the homeowners. The Chimney inside corners current corners (as per images) need to be filled and covered to ensure water, debris & wildlife can no longer penetrate which will help maintain the future life of the chimney. We hope to finish the inside and outside corners of the chimney with Pine Board painted white (capping) to match the remainder of the home.

We are proposing capping the remainder of the corners of the home with Pine Boards painted white to match the chimney and border trim the homeowners have already proposed reinstating back into the home. This is being proposed for several reasons:

- To match the border trim (to be completed) & the white board & batten finishing of the front gable.
- To ensure eavestrough can be fastened to wood on the corners and not directly into the stucco in the future (as is the case with the many examples we have highlighted below).
- Given the homes construction "Brunswick" construction, the corners where all planks meet sees the most the expansion and contraction on a seasonal bases and is where most stucco issues have occurred (covering allows for these corners to be covered and caulked).
- Currently approved board batten siding on the rear of the property will see 2 of the corners already covered in pine boards. We are proposing the remaining 3 corners (front west corner, front east corner, and rear east corner).

- We believe based on the similar homes (listed below) which all feature heritage stucco and the proposed corner capping, this shows this was a “heritage design trend” and potentially this home could have already had this feature in the past (just as the border trim which only still exist on the homes “West” side. We also note that all the homes listed below (images attached) feature both border trims (skirting) and corner capping.
  - 361 Mathew St
  - 303 King St W
  - 327 King St W
  - 136 King St E
  - 123 Queen St
  - 282 William St
  - 85 Orange St
  - 91 Orange St

**Chimney 2<sup>nd</sup> Option:**

\*If the committee is not in favour of the capping to the chimney and corners, then a 2<sup>nd</sup> proposal by the homeowners would be to cover the entire chimney in Board & Batten to match the rear of the property (work scheduled) given it was originally brick and stucco was added after to match the remainder of the home, the chimney has already been altered from its original state. This is the homeowner’s 2<sup>nd</sup> choice and would much prefer the 1<sup>st</sup> option proposed.



361 Mathew St



85 orange



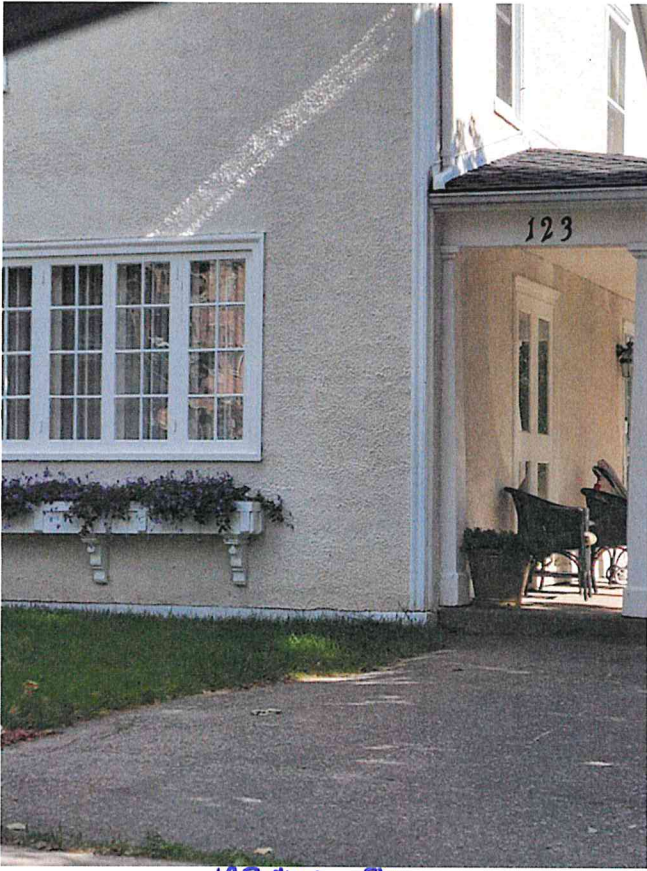
303 King St W



327 King St. W.



136 King St. E



123 Queen St



41 Orange



282 William St







Building:

Address: 216 King St. W.

Date: 1853

Style:

Brief Architectural Description:

This gentleman's cottage is of Brunswick construction--that is, the walls are constructed of wood, with the boards placed one on top of the other, after which the exterior is stuccoed. Mr. William Dickinson and his wife, who came from Edinburgh, Scotland and who built this home in 1853, were long prominent in Cobourg's musical circles, as teachers of music and as choirmaster and organist at the old Catholic Church on William St.

216 King St. W

- two storey stuccoed dwelling with a gable roof
- dormer in front centre above main door
- gable roof with pediment
- six pane casement windows (2)
- main windows six over six double hung sash
- upper floor ones much smaller
- wooden slipsills and architrave
- main door            three pane transom light
- three pane sidelights
- covered by wrought iron work
- bottoms of sidelights decorative moulding
- verandah shed roof
- treillage work brackets on posts
- radiating sun pattern in ends of gables
- chimneys red brick with gable roof
- very low dormer on rear roof shed roof    gable roof
- rear wing twelve over eight panes double hung sash
- shed roof addition
- basement

Information

1853	Mathew Williams	Margaret Dickinson
1865	Margaret Dickinson	William Dickinson
1894	William Dickinson	Margaret Dickinson

-built in 1853 by Margaret Dickinson