

STAFF REPORT

THE CORPORATION OF THE TOWN OF COBOURG



Report to:	Cobourg Heritage Advisory Committee	Priority:	<input type="checkbox"/> High <input checked="" type="checkbox"/> Low
Submitted by:	Rob Franklin, MCIP, RPP Manager of Planning Planning and Development rfranklin@cobourg.ca	Meeting Type:	Open Session <input checked="" type="checkbox"/> Closed Session <input type="checkbox"/>
Meeting Date:	September 14, 2022		
Report No.:	HP-2022-045		
Submit comments to Council			

Subject/Title: HP-2022-045– 6 King Street East- Window to Door (Chris Boot/ Historic Brick Co for Cobourg Property Management)

RECOMMENDATION:

THAT Heritage and Planning staff has reviewed the proposed alterations at 6 King Street East and has concluded that the alterations would be compatible to the heritage structure and Commercial Core Heritage District Plan; and,

FURTHER THAT Heritage Permit No. HP-2022-045 pertaining to the single ground floor window replacement with a new commercial door and facade works at 6 King Street East as submitted by Chris Boot of Historic Brick Co., subject to the finalization of details by heritage 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 provide commentary regarding Heritage Permit Application HP-2022-045 for the exterior restoration and a window replacement with a ground floor door at 6 King Street East in the Commercial Core Heritage Conservation District.

4. ORIGIN AND LEGISLATION

An application for a Heritage Permit was received on June 17, 2022 from Chris Boot of Historic Brick Co. on behalf of Cobourg Property Management to undertake an exterior heritage restoration of the front and specifically replace one of the front windows with a door at 6 King Street East which is a portion of the 2 King Street East block (Phoenix Block).

In 2021 the corner at 2 King Street East had significant improvements completed and Heritage and Planning staff have been working with the owner and restoration company to continue the full block in various phases.

Accordingly, as per Heritage Permit By-law #097-2009, portions of this Heritage Permit meet the tests for Staff Approval Delegation. However, with the single window replacement on the ground floor needs to come to the Heritage Committee and Council.

The subject property is located in the Commercial Core Heritage Conservation District and is designated under Part V of the Ontario Heritage Act, and by By-law #118-91 and By-law 042-2016.

In accordance with the Ontario Heritage Act, the 90-day deadline for the Municipality to deal with the application is October 3, 2022.

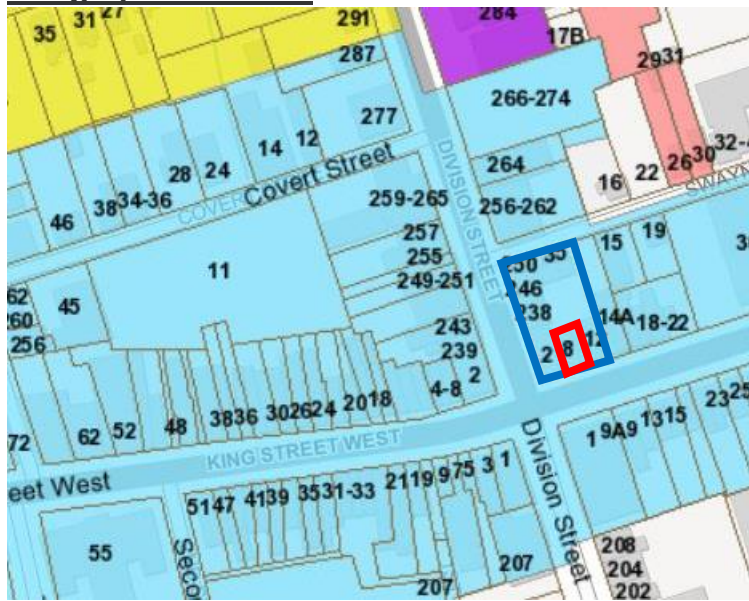
Proposed Scope of Work (Please see attached **Appendix 1** for Façade Plan and **Appendix 2** for Pictures of the site)

1. Ground Floor Window
 - a. A single window is to be replaced with a solid wood commercial door with historic paneling to permit access to the ground floor suite as the adjacent suite does not fill the commercial space.
 - b. Restore the trim of the other windows.
2. Painting
 - a. The exterior trim is to be painted HC-190 (same as other work).

5. BACKGROUND

The subject site is located at 6 King Street East and is designated under the Commercial Core Heritage Conservation District.

Geographic Context



Above: Subject site is outlined in red with the Phoenix Block in blue within the context of the Commercial Core Heritage Conservation District in blue. Purple are individual designations, yellow is George St HCD.

Historical and Architectural Context

(Please see attached Appendix 2 Pictures)

The Phoenix Building at 2-12 King Street East is described in mid-1980's Town records as:

Extremely unique from all other commercial buildings. It is a three-storey building. Painted green brick, stretcher bond formation. There are six semi-elliptical windows with a large central elliptical window on the third storey and five segmented windows on the second storey. There is a triangular pediment above the central window, giving the allusion of a taller building; very impressive. Below is a heavy cornice, broken on either side of the central window with four heavy brackets. The whole façade is ornate with keystone voussoirs that connect from

a pilaster-like structure. The façade is recessed by pilasters at either end of the building and in the middle around the central window. Above the cornice is a ridge about three feet high, running along and attached to the pediment. The ground storey has been changed to look old with modern red brown brick and twenty-five large paned windows and heavy double doors. There are six equidistant windows wider than the others on the bank.
(at the corner and now partially used as a cannabis store, formerly the Bank of Nova Scotia).

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 Commercial Core Heritage Conservation District Plan was adopted by By-law 042-2016 on May 24th, 2016.

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

4.4 Windows and entrances

Policies

- a) Protect and maintain original/historic window openings and entrances as well as their distinguishing features such as materials, surrounds, frames, shutters, sash and glazing.
- b) When contemplating replacement of windows, the Town of Cobourg window assessment checklist shall be completed in order to determine the feasibility of repair. Condition is important to assess early in the planning process so that the scope of work can be based on current conditions.
- c) Where the need for new windows is demonstrated through the Town's window assessment checklist, new replacement windows shall be compatible with the original/historic windows in terms of material (such as wood), proportions (such as ratio of horizontal to vertical dimensions), rhythm and scale (such as number of openings per building façade). Replacement

windows shall convey the same appearance as the historic window and be physically and visually compatible.

Guidelines

- d) Repairing, rather than replacing original / historic windows is encouraged, and should focus on the minimal intervention required in order to ensure the integrity of the resource. This includes limited replacement in kind, or replacement with appropriate substitute material of irreparable elements, based on documentary or physical evidence where possible.
- e) Removing or replacing windows and doors that can be repaired is not recommended. Peeling paint, broken glass, stuck sashes, loose hinges or high air infiltration are not, in themselves, indications that these assemblies are beyond repair. See window assessment checklist.
- f) Replacing in kind irreparable windows should be based on physical and documentary evidence where possible. If using the same materials and design details is not technically or economically feasible, then compatible substitute materials or details may be considered.
- g) Improvement in energy efficiency of single glazed units may be achieved with traditional exterior wood storm windows or contemporary interior magnetic storm glazing.

Discussion

Prior to Council's adoption of the Commercial Core 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 Commercial Core 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 Commercial Core Heritage Conservation District Plan as the previous Heritage Conservation District guidelines. The Commercial Core 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.

Heritage Planning staff has met and corresponded with the project consultants this spring and is satisfied with the expertise in the contractor to perform the work in accordance with sound heritage restoration practices. The single window replacement is needed to access the remaining portion of the ground floor (formerly the Bank of Nova Scotia) on the eastern side as the corner unit has not taken all the space available. These windows as noted above, are not historic even though built to look that way. They are a modern change to the façade and modifying one to a new door only makes sense. It is my opinion that the

requested change does not impact any character elements and is compatible with the building.

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 ground floor windows are not heritage but modern additions to the building. As the adjacent commercial store only uses part of the ground floor, it appears to not detract from the main building to add another entry to the building, done in a heritage fashion. This work at the front of the building requires review and a formal Motion of the CHC and Council approval will be required.

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: September 26th, 2022

This application will be considered by Council: October 3rd, 2022

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: November 2nd, 2022

UNIT 1 (GROUND LEVEL COMMERCIAL)

UNIT 2 (GROUND LEVEL COMMERCIAL)

YOUR LOCAL CANNABIS

ORIGINAL HERITAGE WINDOW

CONVERSION TO HERITAGE DOOR

REMOVAL OF HERITAGE WINDOW INSTALLATION OF DOOR. THE HERITAGE WINDOW DENOTED WILL BE REMOVED AND A WOODEN COMMERCIAL DOOR SYSTEM WILL BE INSTALLED TO EMULATE THE LOOK OF A HERITAGE DOOR.

EXISTING HERITAGE WINDOW IS TO BE REMOVED TO ALLOW INSTALLATION OF THE NEW DOOR UNIT.

EXISTING HERITAGE CASING WILL BE SAVED AND REPRODUCED TO BE USED ON THE NEW DOOR UNIT.

IGU TRANSOM

REPRODUCED AND REUSED ORIGINAL CASING

IGU SINGLE LIGHT

SOLID SLAB WOOD COMMERCIAL DOOR

REPRODUCTION MOULDINGS

ROUTER IN PANEL RECESS TO EMULATE HERITAGE RAISED PANEL DOOR CONSTRUCTION

RAISED PANEL

DRAFT



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PROJECT: **6 KING STREET**
6 King Street
Cobourg Ontario

FOR: **TOWN OF COBOURG**

PROJECT NO: **20194** SCALE: **AS NOTED**

DRAWN BY: **CHRIS BOOT**

TITLE: **South Elevation Storefront Door Install**

AH0.1

