

STAFF REPORT

THE CORPORATION OF THE TOWN OF COBOURG



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| 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: | February 24, 2021 | | |
| Report No.: | HP-2021-004 | | |
| Submit comments to Council | | | |

Subject/Title: Roof Replacement – 170 King Street East (Grozier)

RECOMMENDATION:

THAT Heritage and Planning staff has reviewed the proposed roof replacement for 170 King Street East and has concluded that the proposal to replace the existing asphalt roof with a metal roof would be compatible alteration to the heritage structure and would conform to the East Heritage Conservation District Plan;

FURTHER THAT Heritage Permit Application HP-2021-004, submitted by Ann and James Grozier – be approved to permit a roof replacement at 170 King Street East, 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-2021-004 for a new metal roof at 170 King Street East in the East Heritage Conservation District.

4. ORIGIN AND LEGISLATION

An application for a Heritage Permit was received on February 4, 2021 from Ann and James Grozier to undertake a roof replacement at 170 King Street East

The subject property is located in the East 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 # 043-2016.

In accordance with the Ontario Heritage Act, the 90-day deadline for Council to deal with the application is May 5, 2021

Scope of Work

Roof replacement

1. New metal ribbed roof and ultra-low profile roofline vent – product from Agway Metals.
 - a. Optimum ribbed in Black gloss

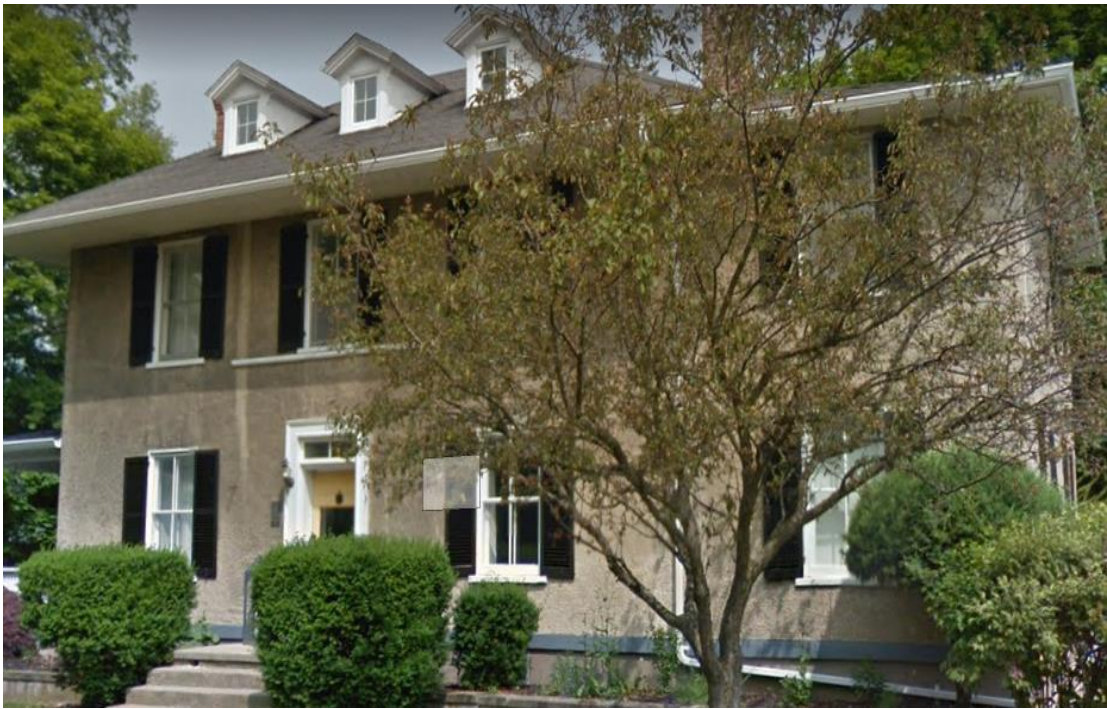


Figure 1: 170 King St. E house and roof (Streetview, 2019)

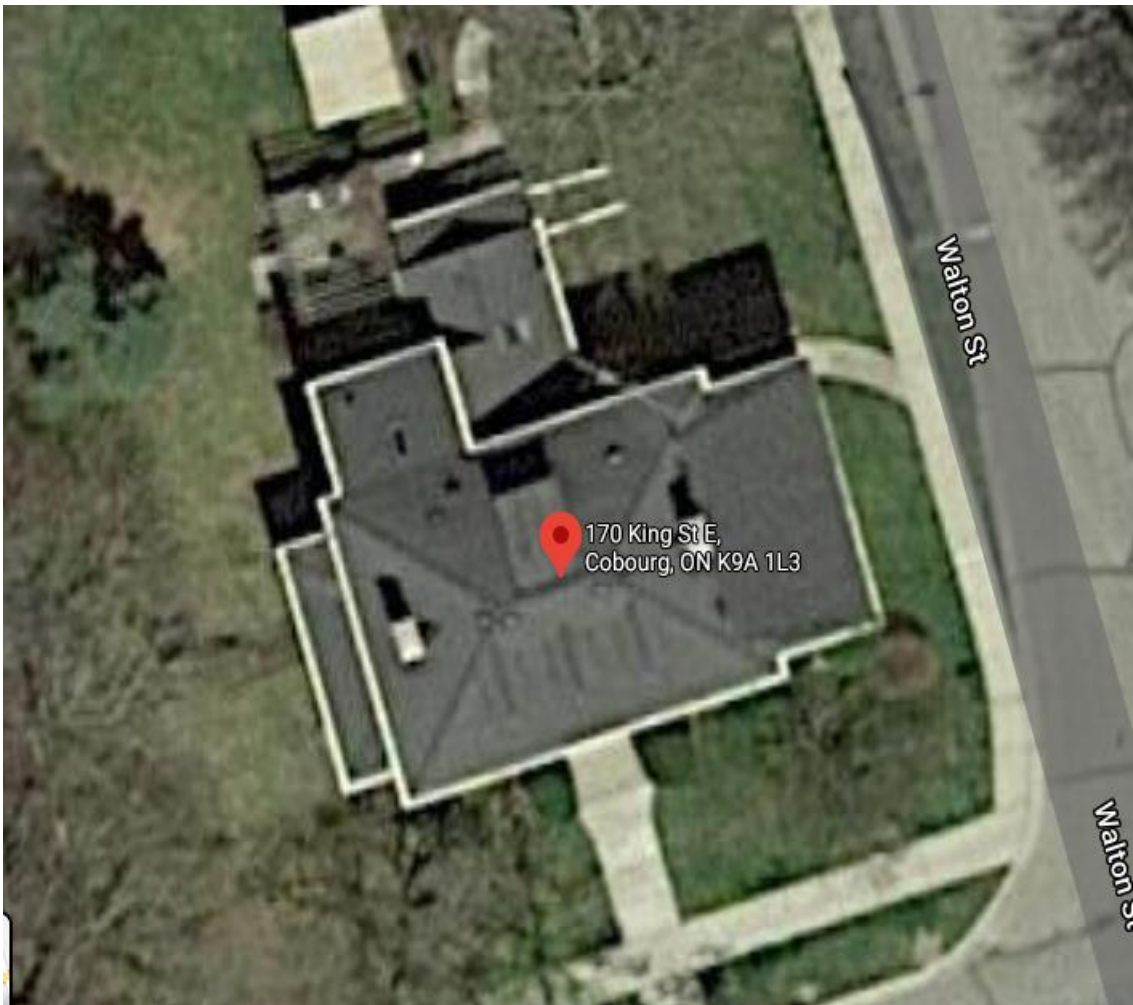


Figure 2: 170 King St. E roof (Google Earth)

5. BACKGROUND

The subject property is located at 170 King Street East on the north side of King Street East and is designated under the East HCD.

Geographic Context

The subject property is located on the north west corner of King Street East and Walton Street.



side, two windows were also added, one on each floor off-balancing the previous symmetry even though the original style was maintained. Hence, all seven windows in the façade were double hung with four panes and a plain surround and lugsill below in wood. The doorway has a surround consisting of a wide plain trim surrounding a lighted transom with two panes and door consisting of four panels, two above and two below a larger glazed panel. The door is reached by a cement stop consisting of five steps.

A verandah is located on the west side of the main house. It has a shed rood supported by columns on a wooden base partially enclosed by a simple wooden railing on a wooden base.

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 East Heritage Conservation District Plan was adopted by By-law 043-2016 on May 24th, 2016.

The Plan contains policies and guidelines for conservation and the management of growth and change in the East 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 East 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.
- c) Sympathetic composite materials are also appropriate roof replacement materials.

Guidelines

- d) 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.

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

Discussion

Prior to Council's adoption of the East 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 East 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 East Heritage Conservation District Plan as the previous Heritage Conservation District guidelines. The East 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 2020 and January 2021. During the meeting it was noted the condition of the existing roof, and the applicants desire to replace the existing asphalt roof with a longer lasting steel roof.

Roof

The property owners of 170 King Street East propose to replace the aging asphalt roof with a black metal roof similar in design to other metal roof replacements on commercial buildings on King Street and less so on residential buildings. The owners are proposing metal in order to add a protective element to the roof, more resilient to environmental elements and adding a protective and durable layer for many years to come. The property owner notes that the current roof is ageing. There will also be ultra-low profile vents added to the ridge line.

The proposed alteration has been evaluated against the East HCD Plan, specifically the policy relating to roofs (4.2), and it has been determined that the new roof (change from asphalt to black metal) is an acceptable/sympathetic alteration. The roofline, dormers, chimneys, and other defined heritage attributes are not proposed to be changed as a result of this alteration. The applicants have retained Moffat Bros. as the contractor to undertake the proposed alteration.

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 black metal roof, meets the policies as set out in the East Heritage Conservation District Plan (Section 4.2) and the goals of the Cobourg Heritage Master Plan, subject to the finalization of details by Heritage and Planning staff.