

STAFF REPORT

THE CORPORATION OF THE TOWN OF COBOURG



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:	March 17, 2021		
Report No.:	Planning and Development-008-21		
Submit comments to Council			

Subject/Title: New One Storey Rear and Side Addition with new mudroom – 121 Bagot Street – (Corlett)

RECOMMENDATION:

THAT Heritage and Planning staff has reviewed the proposed one storey side and rear addition and the conversion of a covered porch into a mudroom and has concluded that the proposal would be compatible addition to the heritage structure and would conform to the West Heritage Conservation District Plan;

FURTHER THAT Heritage Permit Application HP-2021-007, submitted by Lee and Brad Corlett – be approved for a side and rear addition with mudroom at 121 Bagot Street, subject to the finalization of details by Heritage and Planning staff and the following condition:

- I. The conversion of the rear south-west window to a new door shall conserve the heritage decorative material and/or masonry work wherever possible.

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-2021-007 for a new one storey rear and side addition with a mudroom at 121 Bagot Street in the West Heritage Conservation District.

4. ORIGIN AND LEGISLATION

An application for a Heritage Permit was received on March 2, 2021 from Lee and Brad Corlett to undertake a new one storey rear and side addition and converting a covered porch into a mudroom at 121 Bagot Street.

The subject property is located 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 Council to deal with the application is May 31st, 2021.

Proposed Scope of Work (Please see attached Schedule 1 A – D (elevations))

1. New 101 square metre (1095 square foot) one storey rear addition:
 - a. Roofing - New gable roof on half of the rear addition with black shingle and flat roof on the other half to allow a roof-top terrace. Roof on side addition to be a shed roof in black shingle.
 - b. Cladding - Side, rear and mudroom cladding to be Maibec board and batten wood siding or Celect engineered siding. Colour to be white on rear and north elevation addition; mudroom colour to be dark grey; existing painted main structure to change from yellow to white.
 - c. Terrace - Roof top terrace of new addition will have white or black spindles or be glass. New rear second floor door to roof top terrace. Spiral stair case.
 - d. Doors – New black steel colonial style door for mudroom entrance. 3 slider patio doors off great room (south & west elevation) in black vinyl with 4 internal panes. Front door of main house to be steel colonial style, colour to be white. See schedule 2.

- e. Windows (11 new total) –Two (2) 36x60 12 pane white vinyl windows on front (east facing side). Four (4) 4 pane 24x48 black vinyl windows on new south facing mudroom. Four (4) 4 pane 36x72 black vinyl windows on rear west facing addition. One (1) 12 pane 48x18 black vinyl window on north facing side addition. See schedule 2.



Figure 1: Existing conditions of 121 Bagot St. (front)



Figure 2: Existing conditions at rear of 121 Bagot – West facing and south facing



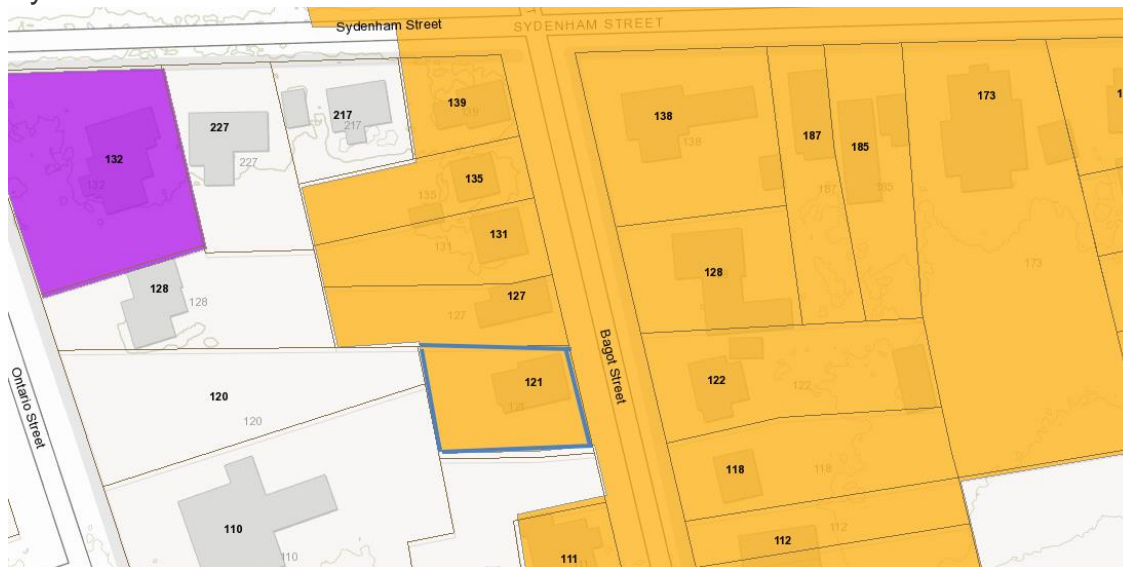
Figure 3: Existing conditions of rear at 121 Bagot St. – North facing wall

5. BACKGROUND

The subject property is located at 121 Bagot Street on the west side of Bagot Street and is designated under the West HCD.

Geographic Context

The subject property is located on the west side of Bagot Street and south of Sydenham Street



Above: The subject property is shown outlined in blue within the context of the West Heritage Conservation District (indicated in orange). The properties shaded in purple are individually designated under Part IV of the Ontario Heritage Act.

Historical and Architectural Context

According to the LACAC property files prepared by Rob Mikel:

This Ontario vernacular dwelling was built prior to 1874 and was inhabited by Thomas Adams and his family of ten in 1885. Beneath the central gable is a seven pane Gothic window. Very simple bargeboard exists of the east, south, and north gables. Along the east façade is a full verandah with intricate trelliage work and a radiating sun pattern beneath the gables of the verandah. The dwelling is an example of the Ontario Vernacular style that is T-shaped with a gable door and central gable on the front façade, a medium pitch porch roof, very slight fretwork on the front, north and south. The windows are double hung and six over six (the front elevation feature original windows, however, the remaining elevations have had their windows altered over time). The brick is a stretcher bond now painted in yellow. There is a verandah running along the front length of the house. The roof is a shed roof supported by square pillars with brackets. ½ pediment sides on verandah floor. There is a radiating sun pattern. There is an outside opening to cellar on the south side. Rear portion of house on the second floor has six over six windows. There are wooden lugsills. There is a verandah on the south-west side with a shed floor with square pillar supports. There is a chimney on the south side and the main door is one pane with rectangular transom light.

Cobourg Spirit of Place, Rob Mikel.

In addition to the above, this Ontario Vernacular cottage with its higher roofline and slightly taller proportion is typical of the later 19th century. These features indicate a construction date of approximately 1870. Thomas and Catherine Hicks Brokenshire likely constructed the dwelling. Captain Brokenshire died tragically in 1890 when Ocean Wave, his schooner sunk as a result of a sudden fierce squall on Lake Ontario. In 1902 the dwelling was bought by Mr. C. M. Soria of New Orleans, whose summer house backed onto this property (Illahee Lodge). It was the residence of the estate's gardener and caretaker, and the eye-catching porch was likely added at this time.

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.

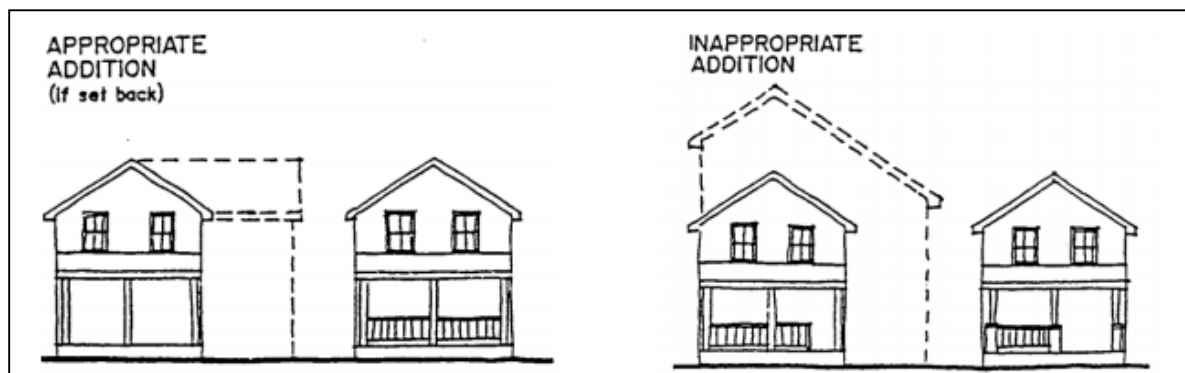
5.0 Additions to residential buildings

This section outlines guidelines for additions to residential buildings within the District. Additions are an important aspect of building evolution. The intent of these guidelines is to ensure that additions to residential buildings do not result in the loss of heritage building fabric, are designed in a way that clearly differentiates them from the original building fabric and are compatible with the character of the District. The following guidelines apply to the construction of additions:

5.1 Location, massing and height

Policies

- Additions are not permitted on the front façade, and shall be located at the rear or to the side of the main building.
- The height of the roof ridge in new additions shall not exceed the height of the ridge of the original building,
- Additions shall be limited in size and scale in order to complement the existing building and neighbouring properties.



Examples of appropriate and inappropriate addition locations.

5.2 Design

Policies

- New additions shall be designed in a manner which distinguishes between old and new, and that avoids replicating the exact style of the existing heritage building, or imitating a particular historical style or period of architecture.

Guidelines

- Contemporary design of additions or those additions that reference design motifs of the existing building is to be encouraged. Compatible additions are complementary in terms of scale, mass, materials, form and colour.

5.3 Roofs

Policies

- The original roof configuration shall be maintained and not obscured by any addition. Similarly, roofing materials and associated features, such as fascias, trim, and brackets shall be retained and not obstructed.

- b) Ensure that vents, skylights and other new roof elements are sympathetic in type and material and that they are discretely placed out of general view from the street and public rights-of-way.
- c) Roof drainage shall be maintained and directed away from building foundations.

Guidelines

- a) Roof types encouraged in new construction are front, side, and cross gabled and hipped, and should be compatible with or sympathetic to the roof type of the main structure.
- b) Decorative roof features and original roofing materials such as slate, wood shingles, and copper on sloped roofs should be retained and conserved wherever possible.

5.4 Windows and entrances

Policies

- a) Additions to residential buildings shall protect and maintain original and/or historic window openings as well as distinguishing features such as materials, surrounds, frames, shutters, sash and glazing on principal façades.
- b) Additions to residential buildings shall avoid removing or blocking up window openings that are important to the architectural character and symmetry of the building.
- c) Ramps may be permitted for barrier-free access in accordance with applicable legislation, but shall not be physically attached to avoid damage to the heritage building fabric.

Guidelines

- a) New windows on additions visible from the public realm should be compatible with the windows of the original structure 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). However, it is not necessary to replicate original windows in terms of their historical details.
- b) Additions to residential buildings should protect and maintain entrances on principal elevations that are key elements in defining the character of a building. Conserve important features such as doors, glazing, lighting, steps and door surrounds.
- c) Where new entrances or exterior staircases are required, they should be installed on secondary elevations.

5.5 Exterior cladding

Policies

- a) Exterior cladding on additions to residential buildings shall be compatible with the cladding material of the original structure, but should be a different and distinct material from the original building in order to be distinguishable as a

later addition. Additions replicating the original cladding material are discouraged.

Guidelines

- a) The application of new cladding, surfaces or coatings, including synthetic materials such as vinyl or aluminum siding, acrylic stucco, and Exterior Insulation and Finish Systems (EIFS) are discouraged on building facades facing the public realm. These materials and others, such as fibre cement board, metal panels, synthetic wood products, and other modern materials will be considered on a case by case basis.

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 West 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 by Planning and Heritage Staff with the applicant in November 2020 and on an on-going basis through the remainder of 2020 and beginning of 2021. During the meetings it has noted the applicants desire to create new living space for their future retirement home while respecting the existing built heritage of the dwelling. The applicants have been utilizing 121 Bagot as a weekend and summer retreat since 2013, and living in a heritage home appealed to them. The applicants note that in designing the side addition that is viewable from the street, attention was given to using appropriate cladding, ensuring the rhythm and design of the new windows does not detract from the existing heritage structure and to match the trim, mullions and colouring as closely as possible.

New One Storey Addition – See schedule 1 (A – D)

The applicants are proposing to construct a new one storey rear and side addition and turning a covered side porch into a mudroom.

The new rear and side addition appear to be sympathetic yet distinguishable and clearly of its own time. Its design and massing respect the character of the existing heritage building, and the entirety of the roofline is lower than and subordinate to the existing structure. The roof of the side addition has been designed as a shed roof to match that of the existing dwelling.

The cladding proposed for the back and north addition is to be of white board and batten and the mudroom cladding will be dark grey. In effect, this will set itself apart from the existing heritage building and is reasonable given the addition is located at the rear of the building and will be largely hidden from the public street. However,

the small portion that is visible will be the same material as the rest of the addition. The roofing material, although modern black asphalt shingle, will be consistent with the primary building. It should also be noted, that as a result of this addition, a portion of the rear wall is proposed to be knocked out. This could be considered a loss of heritage fabric, though as per the West HCD Plan, the loss of heritage fabric is not on the principle elevation and not a defining feature.

The new one storey addition will feature a new roof-top terrace, with a spiral staircase at the rear. The terrace will feature either black or white spindles or glass. The height of the railing will have to be Ontario Building Code Compliant, as with the spacing of the spindles and be non-climbable. As a result of this new terrace, a rear second floor south-west window will be turned into a door entrance for the terrace. Special care will be required to ensure that the decorative material and/or masonry is damaged or not adversely impacted by this task.

Windows and Doors – See Schedule 2

The proposal is to keep a symmetrical rhythm of windows on the new rear and side addition. There will be 11 new total windows –Two (2) 36x60 12 pane white vinyl windows on front (east facing side). Four (4) 4 pane 24x48 black vinyl windows on new south facing mudroom. Four (4) 4 pane 36x72 black vinyl windows on rear west facing addition. One (1) 12 pane 48x18 black vinyl window on north facing side addition. The fenestration on all elevations of the new side and rear addition will have respect for the heritage structure while also being clearly distinguishable of its time. It is recommended that the windows at the covered porch on the south elevation be maintained, and not removed or filled in as a result of the conversion to the mudroom.

A New black steel colonial style door is proposed for the mudroom entrance. 3 slider patio doors off the great room (south & west elevation) in black vinyl with 4 internal panes are proposed for the rear addition. The front door of the main house is proposed to be steel colonial style with the colour to be white.

In summary, the proposed one-storey rear and side addition and conversion of a covered porch into a mudroom offer a distinguishable built form that is complementary to the existing heritage building and does not appear to impose any negative impacts on the attributes of the heritage resources on the subject site or in the surrounding neighbourhood. In addition, the proposed rear and side addition meets the relevant policies and guidelines as set out in the West HCD Plan.

7. FINANCIAL IMPLICATIONS/BUDGET IMPACTS

There are no foreseen financial implications on the Municipality as a result of this Heritage Permit application.

8. CONCLUSION

In conclusion the proposed rear approximately 101 metre square (1,095 square foot) one storey addition and new side mudroom appear to have minimal impact on the heritage features of the historic structure or on the character of the surrounding West Heritage Conservation District. It is my opinion that the new

addition and mudroom have been designed to be compatible with and distinguishable from the original heritage building while adding space and functionality to expand the residential use of the property. However, care must be taken to ensure the conversion of the rear window into a door does not damage any decorative or masonry work. Therefore, it is the opinion of staff that the proposal meets the policies as set out in the West Heritage Conservation District Plan, subject to the finalization of details by Planning and Heritage staff.

Report Approval Details

Document Title:	Heritage Permit Application - 121 Bagot Street V2 - Planning and Development-008-21.docx
Attachments:	<ul style="list-style-type: none">- Schedule 1A - 121 Bagot Design.pdf- Schedule 1B - 121 Bagot Design.pdf- Schedule 1C - 121 Bagot Design.pdf- Schedule 1D - 121 Bagot Design.pdf- Schedule 2 - 121 Bagot Windows and Doors.pdf
Final Approval Date:	Mar 11, 2021

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

Rob Franklin - Mar 11, 2021 - 12:35 PM

Glenn McGlashon, Director of Planning and Development - Mar 11, 2021 - 3:11 PM