

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:	April 7, 2021		
Report No.:	HP-2021-009		
Submit comments to Council			

Subject/Title: Roof Replacement – 212 King Street West – Marie Dressler House (Town of Cobourg)

RECOMMENDATION:

WHEREAS Heritage and Planning staff has reviewed the proposed roof replacement for 212 King Street West (Marie Dressler House) and has concluded that the proposal to replace the existing cedar wood shake roof on the front and rear sections of the building with a fibreglass “cedar shake” shingle would not be a compatible alteration to the heritage structure and would not conform to the West Heritage Conservation District Plan;

THEREFORE IT IS RECOMMENDED THAT Heritage Permit Application HP-2021-009, submitted by Ian Davey on behalf of the Town of Cobourg, to permit a roof replacement at 212 King Street West be modified to incorporate the Davinci polymer “cedar shake” in the colour “Chesapeake” (or equivalent) to closely match the existing polymer roof material;

AND FURTHER THAT Heritage Permit Application HP-2021-009, as modified above, be approved, 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 provide a recommendation regarding Heritage Permit Application HP-2021-009 for a new roof at 212 King Street West in the West Heritage Conservation District.

4. ORIGIN AND LEGISLATION

An application for a Heritage Permit was received on March 23, 2021 from Ian Davey to undertake a roof replacement at 212 King Street West, known as Marie Dressler House.

The subject property is located in the West 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 # 044-2016.

In accordance with the Ontario Heritage Act, the 90-day deadline for Council to consider the application is June 21, 2021.

Scope of Work

Roof Replacement

- a. New fiberglass “cedar shake” shingle replacement – product from Presidential, colour to be “Weathered Wood”



Figure 1: 212 King St. W (Dressler House) as seen from King St. W – file photo (2012)

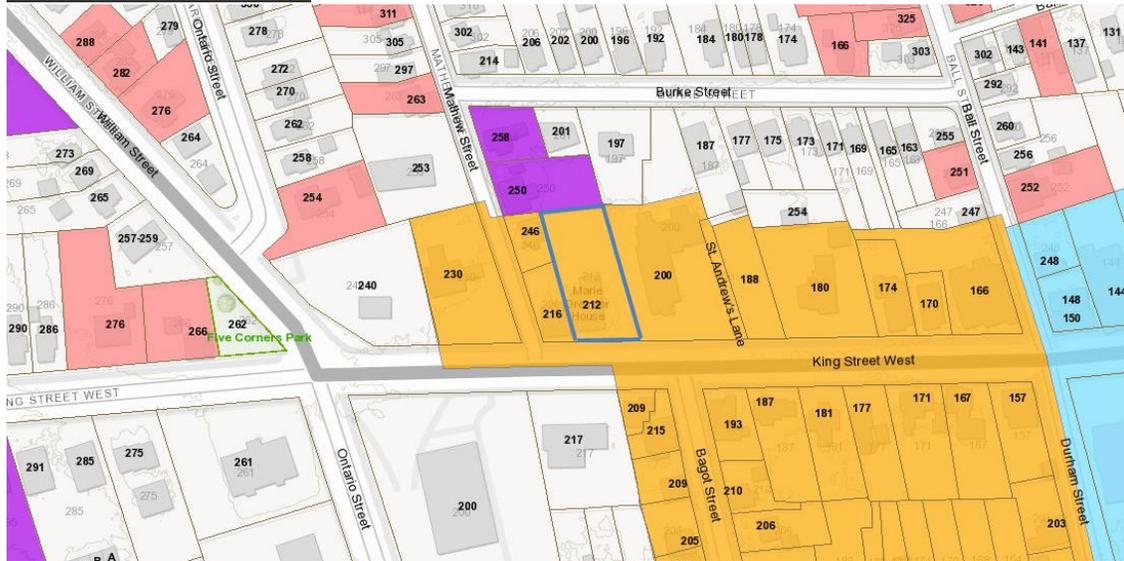


Figure 2: 212 King St. W (Dressler House) looking north-west from King St. W

5. BACKGROUND

The subject property is located at 212 King Street West and is designated under the West Heritage Conservation District.

Geographic Context



Above: The subject property is shown outlined in blue within the context of the West HCD (indicated in orange). The properties shaded in blue are within the Commercial Core HCD. The properties shaded in purple are individually designated under Part IV of the Ontario Heritage Act. The properties shaded in pink are listed on the Municipal Heritage Register but are not formally designated.

Historical and Architectural Context

Please see Appendix 1 for detailed architectural description of Dressler House from the LACAC property files. In addition, the Marie Dressler Foundation website contains a detailed chronology of the origins and history of Dressler House (www.mariedressler.ca/dressler-house). The property file for Dressler House identifies the roofline, pitch, eaves, soffit and chimneys, however it does not contain any description of the roof material or that the roof material formed an important heritage attribute for the building. Figures 3 – 11 below illustrate various photos of Dressler House over the years.



Figure 3: 212 King St. West (Dressler) seen in this un-dated photo – notice the roof does not appear to be cedar shake, but some other unconfirmed material composition (slate or shingle) -- Photo Credit: County Archives.



Figure 4: 212 King St. W (Dressler) seen in this photo from the 1980s property file. Notice the roof again appears to be a different material than cedar shake (unconfirmed) – Photo Credit: County Archives



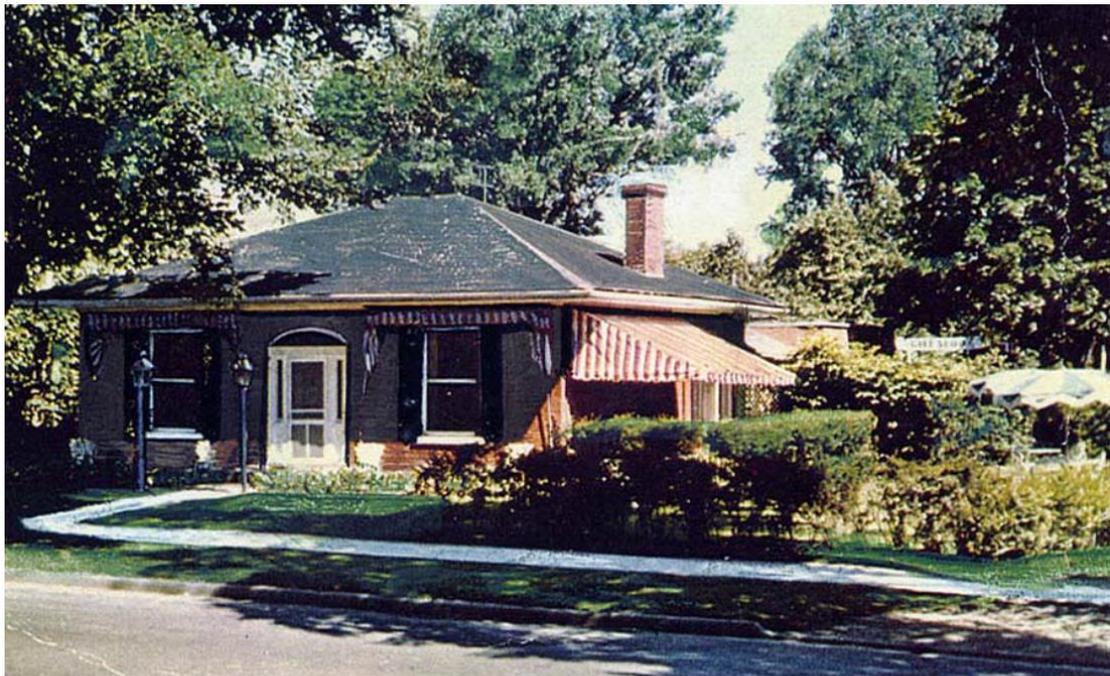
Figure 5: 212 King St. W (Dressler) – seen in an undated photo – roof looks to be slate but unconfirmed – Photo Credit: County Archives



Figure 6: 212 King St. W (Dressler) – seen in an un-dated photo – appears to be during the days when the property was a restaurant – roof material unclear – Photo Credit: County Archives.



Figure 7: 212 King St. W (Dressler) – seen in an un-dated photo – roof looks to have changed to cedar shake, but unconfirmed – Photo Credit: County Archives



Above is Marie Dressler House in its prime days as a Restaurant in the 1950's
Figure 8: 212 King St. W. (Dressler) – use as a restaurant in the 1950's – roof material unknown – Photo Credit: Marie Dressler Foundation



Figure 9: 212 King St. W. (Dressler) – seen in an undated photo as a restaurant – roof material unknown, but appears to possibly be shingle – Photo Credit: Marie Dressler Foundation



Fire at Dressler House - January 1989

Figure 10: 212 King St. W. (Dressler) – seen during fire in 1989 – Photo Credit: Marie Dressler Foundation



Figure 11: 212 King St. W. (Dressler) – seen in 2007 – cedar shake roof -- Photo Credit: Marie Dressler Foundation

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.

4.2 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 shingles or metal, which may be replaced in kind.



Composite roof materials may be an appropriate replacement material.

Guidelines

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

Roof

The Town of Cobourg is proposing to replace the current ageing cedar shake roofing system that exists on the front and rear sections of Dressler House as it leaking into the attic (see Figure 12- roof plan below and Figures 13-16). Presently, the Town is proposing a product called "Presidential Shake" which is a fiberglass shingle with the colour to be "weathered wood" (see Figure 17). The new fiberglass shingle is only to replace the existing deteriorated cedar shake shingles on the front primary building and the rear addition (Figure 12). The central portion of the building is currently sheathed with a composite polymer shake material design (see Figure 17). Over the years, it appears that the roofing material on the building has been altered a number of times, including what appears to have been slate, asphalt shingle and cedar wood shake.

As indicated in Section 4.2 (a) of the HCD, composite roofing materials can be an appropriate replacement material on heritage structures. The roofing product being recommended for the Market Building at 201 Second Street, for example, is a composite polymer "shake" (Davinci, colour – "Tahoe") and appears to maintain a visual continuity and has a similar texture and colour to traditional cedar shake. The Ontario Heritage Trust (OHT) has reviewed the proposed polymer shake material for the Market Building and is reasonably satisfied that it is appropriate for this building and is using it as a test case for future assessment. Another fine example of using composite roofing materials is the Trinity United Church with its composite "slate" roof material. Metal roofing products have also been deemed to be appropriate.

While fiberglass shingles are considered a composite roof material, and in shake form could be an appropriate replacement product for Dressler House, Heritage and Planning staff do not recommend having two substantially different roofing materials or designs/textures on a heritage structure (fiberglass and polymer shake). Accordingly, it is recommended that a product similar in design, texture, composition and colour as the existing composite polymer shake product be installed to ensure consistency and uniformity with the balance of the building.

It should be noted that the composite polymer shake on the central portion of the existing Dressler House roof that was installed a number of years ago is no longer available. It is the recommendation of staff that a Davinci composite polymer shake product (or equivalent) be implemented in the colour "Chesapeake" as this appears to be the closest matching design and colour to the existing composite roofing material (see Figures 17-18). Additionally, the roofing contractor has indicated that

traditional cedar shake roofing has lost its longevity with the loss of quality old growth forests and the use of wood is not recommended for modern applications.

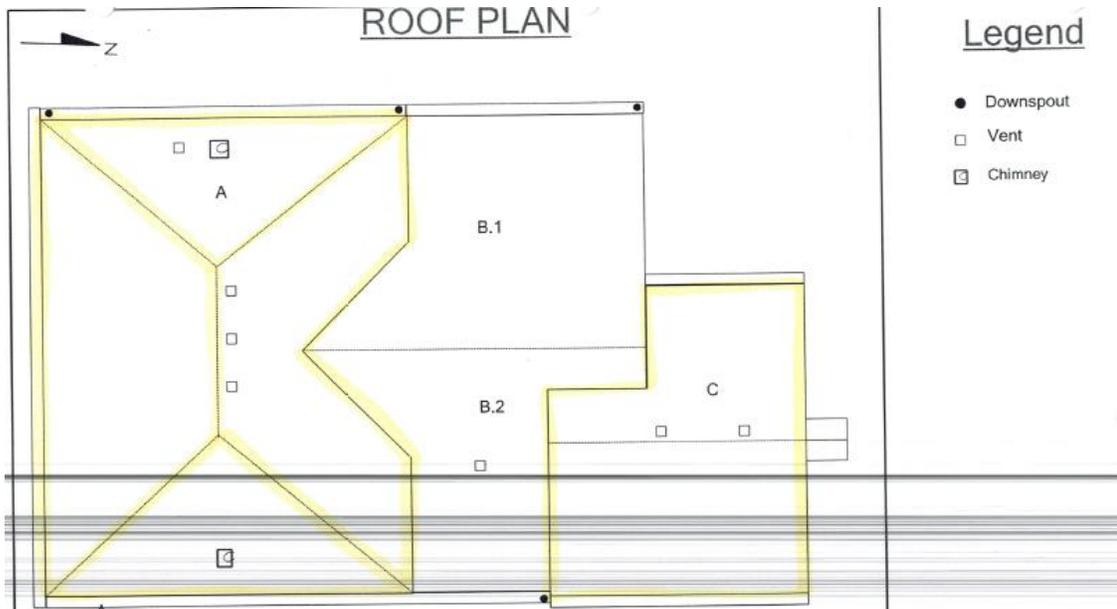


Figure 12: 212 King St. W (Dressler House) roof plan – only highlighted areas are to be replaced. Areas B.1 and B.2 have already been replaced with a composite polymer shake style material (see Figure 17).



Figure 13: 212 King St. W (Dressler House) roof damage



Figure 14: 212 King St. W (Dressler House) roof damage



Figure 15: 212 King St. W (Dressler House) roof damage



Figure 16: 212 King St. W (Dressler House) interior attic roof damage



Figure 17: 212 King St. W (Dressler House) existing composite polymer shake roofing material and the proposed Presidential Shake shingle product.



Figure 18: Davinci polymer “cedar shake” shingle in a similar colour to existing. <https://www.davinciroofscapes.com/products/shake/bellaforte-shake/>

In summary, Heritage and Planning staff does not recommend using the proposed fibreglass shingle product to replace the existing deteriorating cedar shakes on the front and rear sections of the building, but rather recommends using a composite polymer shake material by Davinci (or equivalent) in “Chesapeake” colour to more closely match the existing polymer shake currently in use on the central section of the building. Staff’s recommended approach for this polymer shake has been evaluated against the West HCD Plan, specifically the policy relating to roofs (4.2), and it is our opinion that the new roof on the front and rear sections of the building (change from cedar wood shake to a polymer shake) is an acceptable, complementary alteration and would be consistent with the central section that already exists today. The roofline and chimneys, and other defined heritage attributes, are not proposed to be changed as a result of this alteration. The applicant has retained Ontario Roofing as the contractor to undertake the proposed alteration.

7. FINANCIAL IMPLICATIONS/BUDGET IMPACTS

It is anticipated that there will be an additional cost if the Planning and Heritage Staff recommendation is accepted to use the Davinci polymer shake roof product. The exact net increase in cost is unknown at this time in absence of a cost estimate from the contractor.

8. CONCLUSION

It is the opinion of Heritage and Planning staff that the proposal to replace the existing cedar shake shingles on the front and rear roof sections of Dressler House to “Presidential” fiberglass “cedar shake” shingle would not be a compatible alteration to the building as it is inconsistent with the existing composite polymer shake roof in the central portion of the building, and would not meet the policies as set out in the West Heritage Conservation District Plan (Section 4.2) and the goals of the Cobourg Heritage Master Plan. However, it is Heritage and Planning staff’s recommendation to substitute the proposed Presidential fiberglass shingle product with the Davinci polymer “cedar shake” shingle (or equivalent) in the colour “Chesapeake” in order to be complementary to the existing polymer shake roofing that currently exists and meet the policies of the West HCD Plan, subject to the finalization of details by Planning and Heritage staff.