



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **[www.heritagetrust.on.ca](http://www.heritagetrust.on.ca)**.

---

Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **[www.heritagetrust.on.ca](http://www.heritagetrust.on.ca)**.

*Northumberland*



## THE CORPORATION OF THE TOWN OF COBOURG

VICTORIA HALL  
55 KING STREET WEST  
COBOURG, ONTARIO  
K9A 2M2

Telephone (416) 372-4301  
FAX (416) 372-1533

File N0R0.1LP/LJ./SMC  
December 17, 1990.

Ontario Heritage Foundation,  
77 Bloor Street West,  
Toronto, Ontario.  
M7A 2R9

Dear Sir:

Re: Ontario Heritage Designation - Cobourg

Please find enclosed copies of the Town's  
By-laws Number 144-90, 145-90, 146-90 and 147-90,  
together with the reasons for the designations.

If you have any questions, whatsoever, please  
do not hesitate to contact our office.

Yours very truly,

Carol Lawless,  
Office Clerk.

ICL/  
encl.

RECEIVED  
IN THE OFFICE  
  
DEC 24 1990  
  
ARCHITECTURE AND  
PLANNING  
HERITAGE BRANCH

ONTARIO HERITAGE  
FOUNDATION  
  
DEC 20 1990  
  
Nancy Smith

✓

THE CORPORATION OF THE TOWN OF COBOURG

BY-LAW NUMBER 145-90

A BY-LAW TO DESIGNATE THE LANDS AND PREMISES KNOWN MUNICIPALLY AS 138 JAMES STREET EAST, IN THE TOWN OF COBOURG, IN THE PROVINCE OF ONTARIO.

WHEREAS the Ontario Heritage Act, R.S.O. 1980, Chapter 337, Section 29 authorizes the Council of a municipality to enact by-laws to designate real property including all buildings and structures thereon, to be of architectural and/or historical value or interest;


AND WHEREAS the Municipal Council of the Corporation of the Town of Cobourg has caused to be served on the owner of the lands and premises known as 138 James Street East and upon the Ontario Heritage Foundation, notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in the same newspaper having general circulation in the municipality once for each of three consecutive weeks;

AND WHEREAS no notice of objection to the proposed designation has been received;

NOW THEREFORE the Municipal Council of the Corporation of the Town of Cobourg enacts as follows:

1. THAT there is designated as being of architectural and historical value or interest the real property known as 138 James Street East more particularly described in Schedule "A" hereto.
2. THAT a copy of this by-law together with the reasons for the designation be registered against the property described in Schedule "A" hereto in the land registry office.
3. THAT a copy of this by-law be served on the owner of the aforesaid property and on the Ontario Heritage Foundation and that notice of the passing of this by-law be published in the same newspaper having general circulation in the municipality once for each of three consecutive weeks.

READ a first, second and third time and finally passed in  
Open Council this 10th day of December, 1990.

  
Mayor

  
Deputy Clerk

THE CORPORATION OF THE TOWN OF COBOURG

BY-LAW NUMBER 145-90

SCHEDULE "A"

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being composed of that part of the Glebe Lot lying north of James Street and west of Walton Street, and being formerly part of Lot No. 15, in Broken Front Concession "A" of the Township of Hamilton, more particularly described as follows:

COMMENCING at a point in the North limit of James Street distant Westerly thereon four hundred and eight feet six inches (408'6") from the north west intersection of Walton and James Street;

THENCE Northerly along the Southerly production of the centre line of the party wall lying between the premises being conveyed and the premises immediately to the east thereof, and along the said centre line and its production northerly two hundred and thirty-one feet (231') to a point;

THENCE Westerly and parallel to the northerly limit of James Street a distance of forty-seven feet (47') to a point;

THENCE Southerly and parallel to the centre line of the said party wall at its production northerly and southerly a distance of two hundred and thirty-one feet (231') more or less to the north limit of James Street;

THENCE Easterly along the said northerly limit of James Street forth-seven feet (47') more or less to the place of beginning.

SUBJECT TO A RIGHT-OF-WAY in favour of the owners for the time being and from time to time of the lands lying immediately to the east of the parcel herein described, over a now subsisting driveway extending northerly from James Street along the westerly ten feet (10') of the lands hereby conveyed more or less from a fence marking the north boundary of the lands hereby conveyed, at which point the said driveway runs in an easterly direction to a large double garage situated in the north-east corner of the lands immediately to the east of the parcel within described.

SUBJECT to a right of user in common with the premises immediately to the east hereof, of a common sewer which is situated on the premises herein conveyed and also subject to a right-of-way in favour of the owners for the time being and from time to time of the parcel lying immediately to the east hereof, to come on the premises and to make repairs to the said sewer.

It is understood that a closet situated in the party wall on the second floor of the premises lying immediately to the east hereof which has always been used by the said premises shall continue to be so uses.

## STATEMENT OF REASONS FOR THE PROPOSED DESIGNATION:

These attached houses were constructed in the mid 1890's for Alfred R. Dundas and his brother William Henry Dundas Jr. A. R. Dundas who established a hardware business in Cobourg in 1891 and in 1916 William formally joined the business as a partner and the business was in operation until 1943.

The outline of adjoining doors connecting the upstairs hallways of both houses is clearly visible and as recently as 25 years ago, was fully functional. In the basement level, windows can still open, connecting both sides.

Unusual thickness of interior door opening, bricked windows on the mid portions of the east and west ground floor walls (visible from both interiors, directly behind wings) indicate that the two east and west wings were late additions to the central red brick portion of the house. The wings do not appear on the plan of the house in the 1910 Insurance Map of Cobourg.

In the mid 1960's, the original wooden porch with three posts and decorative trim was removed from the rear, east facade of 138. The outline of the porch is still clearly visible.

In the late 1970's extensive renovations were made to the rear wing of 142. Previous to these works, it was identical to the board and batten "back kitchen" still intact on 138.

Overall, the structure is strikingly symmetrical in massing. The plan of the house is an irregular T shape. It is two storeys, with full basements, and partial attics.

### Central Portion:

medium hip roof; extending eaves; wooden soffits; plain fascia; decorative brackets; single chimney stacks (located side left and side right); 2 attached chimneys (located off-set rear; both sides); segmentally shaped windows (two on first floor level; two on second floor level; both sides of front facade); other windows segmentally shaped; plain voussoirs over all windows; brick laid in stretcher bond (all facades); foundation appears to be in coursed rubble;

imposing wooden portico extending length of ground floor, supported by stone platforms; plain frieze and architrave; simple, doric capitals; plain columns; flat plinths; central pediment; wooden railing; heavy, wooden doors are on either side of a wooden partition; no decorative door surrounds; transoms with diamond shaped leaden windows over both doors; leadened windows in both doors.

### Front "Sun Room" Wings:

2 storeys; red brick ground level; cladding cedar shingles (2nd storeys) convex shaped on second level (mansard-like); 2 floor bays on east wing; square shape on west wing; cement foundations; triple windows ground level (both wings); leadened.

### Rear Wing:

sloping roof; 2 storeys; row of square windows project 1/2 way down length of sloping roof; east half cladding in board and batten on back and clapboard on side; small ground floor window; simple door; and west half significantly altered.