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NOV 06 2017



The Corporation of the Town of Cobourg  
**Ontario Heritage Act – Notice of Intention to Designate**  
**520 WILLIAM STREET**

Take Notice that the Municipal Council of the Town of Cobourg intends to designate the lands and premises known municipally as 520 William Street, under Section 29 of the Ontario Heritage Act, R.S.O. 1990, c. 18, as a property of cultural heritage value and interest.

**Description of Property**

The property at 520 William Street is a large industrial building complex situated between William Street and Ontario Street, north of the CNR/CPR tracks. The property includes three early 20<sup>th</sup> century red brick buildings fronting on Ontario Street.

**Statement of Cultural Heritage Value or Interest**

This property meets numerous criteria required for designation under Part IV of the Ontario Heritage Act. The site is culturally significant because of its design and physical value, historical value, and associative value.

The historic buildings located on the subject property are an example of a well-designed early 20<sup>th</sup> century industrial building complex with associated buildings that is a local landmark. They include a large brick factory building (Building "A"), a smaller brick building (Building "B") and a small brick administration office building built with a Greek style colonnade (Building "C"). It is one of the few historical industrial complexes remaining in Cobourg and is important in defining and maintaining the historical and aesthetic character of the area. This historic building complex was constructed by men with the surname of Jex, which was a name that was well-known in the building trade in Cobourg.

Originally constructed ca. 1909 as the Ontario Steel Plant, the original brick structures at 520 William Street were subsequently occupied by the Imperial Munitions Board during the First World War. In 1919 the buildings were purchased by the York State Fruit Company, a large manufacturer of vinegar as well as a product called pectin (a setting agent for jams and jellies). Operating under the new name of Douglas Packing Company, commercial grade pectin was sold as Certo. In 1929 the company was purchased by Postum, which was acquired by General Foods Canada. In 1985, General Foods was acquired by Kraft Canada.

The property has strong associations with many families and individuals in the Cobourg area because it was a significant industry, integrated within civic and economic life, and employing thousands of individuals in the Town over almost a century.

**Description of Heritage Attributes**

The heritage attributes of the property at 520 William Street are derived from the cultural heritage values of the property. These heritage attributes are:

- The setbacks, placement and orientation of the three original buildings on the west side of Ontario Street, north of the CNR/CPR tracks, being the original factory (Building "A"), an engineering building (Building "B") and an administration office building (Building "C")
- The scale, form, exterior massing and materials of Building "A", including the repeating bays, pediment on the south façade, original 12-over-12 wood windows with brick sills (some with original glass), the fenestration, red brick cladding, the remaining brick base of the original factory chimney, and a small second storey office space near the middle of the building containing original windows
- The scale, form, exterior massing and materials of Building "B", including a gable roof and three bay symmetrical windows on the south façade, red brick cladding, and a raised portico entrance on the west facade

- The scale, form, exterior massing and materials of Building "C", including its neoclassical design, a four column portico with pediment on the south façade, and red brick cladding

Any objection to this designation must be filed no later than **December 4, 2017**. A notice of objection shall include the reason(s) for the objection and all relevant facts.

Objections should be directed to:

Lorraine Brace, Municipal Clerk  
55 King Street West  
Cobourg, ON K9A 2M2

Any inquiries for further information respecting this proposed designation may be directed to:

Rob Franklin, Manager of Planning Services  
905-372-1005, ext. 4453  
rfranklin@cobourg.ca