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THE CORPORATION OF THE TOWN OF COBOURG

BY-LAW NUMBER 074-2016

DEC 6 8 2016

**A BY-LAW TO DESIGNATE THE PROPERTY KNOWN MUNICIPALLY AS
340 COTTESMORE AVENUE AS BEING OF CULTURAL HERITAGE VALUE
OR INTEREST**

WHEREAS the *Ontario Heritage Act* authorizes the Council of a municipality to enact bylaws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

AND WHEREAS authority was granted by Council to designate the property at 340 Cottesmore Avenue, as being of cultural heritage value or interest; and

AND WHEREAS the Council of the Town of Cobourg has caused to be served upon the owners of the land and premises known as 340 Cottesmore Avenue, and upon the Ontario Heritage Trust, Notice of Intention to designate the property and has caused the Notice of Intention to be published in the local newspaper for a period of 30 days in accordance with the requirements set out under the *Ontario Heritage Act*; and

AND WHEREAS the reasons for designation are set out in Schedule "A" to this bylaw; and

AND WHEREAS no notice of objection was served upon the Clerk of the municipality;

NOW THEREFORE be it resolved that the Municipal Council of the Corporation of the Town of Cobourg enacts as follows:

1. **THAT** the property at 340 Cottesmore Avenue, more particularly described in Schedule "B" attached to this bylaw, is designated as being of cultural heritage value or interest.
2. **THAT** the Town Clerk is authorized to cause a copy of this by-law to be registered against the property described in Schedule "B" to this by-law in the proper Land Registry Office.

READ a first, second and third time and finally passed in Open Council
this 19th day of September, 2016.


MAYOR


MUNICIPAL CLERK

Schedule "A"
Reasons For Designation
(Statement of Significance)

The property at 340 Cottesmore Avenue is worthy of designation under Part IV, Section 29 of the *Ontario Heritage Act* for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative value and contextual value.

Located on the east side of Cottesmore Avenue, north of King Street East, and abutting a large listed property that is currently housing the Brookside Detention Centre, the 2-storey single detached house was constructed around 1870 according to the LACAC property description. The house was built by Leopold Kobold who was an active merchant of the Cobourg Market for about 24 years, according to genealogy records.

Statement of Significance

According to information available from the LACAC property description, the single detached dwelling at 340 Cottesmore Avenue was built around 1870. It has cultural heritage value as a well-crafted example of the Gothic Revival Style. The dwelling is a low set two storey red brick house in stretcher bond. It has a one storey bay window to the left of the main door and hip roof above the bay window. The bay windows are two over two double hung with wooden lug sills and radiating voussoirs. The centre of the house has a gable roof and the main door is covered by a wooden hip roof. The hip roof is L-shaped and covers a porch.

The dwelling has associative or historical value as it was constructed by Leopold Kobold, a resident of Cobourg. He was born in 1832 in Germany and arrived in Canada in 1854. From relevant documents (LACAC property description, Cobourg Sentinel, and Genealogy.com) it appears Leopold was a resident of Cobourg beginning at least in 1861 and he had a booth at the Cobourg Market for 24 years. An extensive fire on June 1, 1878 destroyed much of the house (Cobourg Sentinel, 1878). The Sentinel also reported that Leopold lost several thousand dollars worth of pork products that were in the basement. In total the family had losses of at least \$11,000. The house was sold in 1879 to a Robert McCullough and in 1910 was sold to a James F. McCullough for \$1500.

The dwelling has contextual value as it is one of the only examples of the Gothic style on Cottesmore Avenue, thus it supports the character of the area. The dwelling is physically, historically and visually linked to its setting on Cottesmore Avenue where, with its vintage, craftsmanship and appearance, it stands out on the residential street. It is one of two properties owned by Leopold Kobold. Leopold also owned 330 Cottesmore Avenue from 1861 to 1875.

Heritage Attributes

The heritage attributes of the property at 340 Cottesmore Avenue are:

- Low-set two storey Gothic Revival structure was constructed around 1870 by Leopold Kobold, a local meat purveyor.
- It is a red brick house in stretcher bond.
- It has a one storey bay to the left of the main door with a hip roof above the window.
- The bay windows are two over two and double hung with wooden lug sills.
- The house has a north central gable roof.
- There is a wooden hip roof over the porch and main door, the porch and roof are L shaped.
- The house has a medium gable roof and a gable in the centre main facade.
- The second storey windows are two over two and double hung.
- All windows feature radiating voussoirs.

Schedule "B"
LEGAL DESCRIPTION

Part of Lots 71, 72, 75, 76, east side of Cottesmore Avenue, Caddy Plan, formerly part
of Lot 14, Concession A Hamilton Township, Now part of Town of Cobourg, County of
Northumberland

PIN # 51102-0413