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*Northumberland*



## THE CORPORATION OF THE TOWN OF COBOURG

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

Telephone (416) 372-4301  
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File No R0.1LP/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.

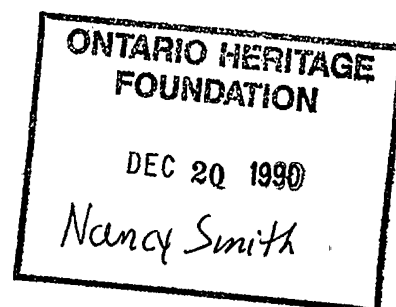
If you have any questions, whatsoever, please  
do not hesitate to contact our office.

Yours very truly,

Carol Lawless,  
Office Clerk.

ICL/  
encl.

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THE CORPORATION OF THE TOWN OF COBOURG

BY-LAW NUMBER 146-90

A BY-LAW TO DESIGNATE THE LANDS AND PREMISES KNOWN MUNICIPALLY AS 142 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;

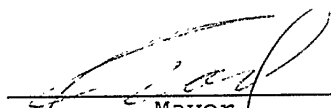
AND WHEREAS the Municipal Council of the Corporation of the Town of Cobourg has caused to be served on the owner of the lands and premises known as 142 James Street East and upon the Ontario Heritage Foundation, notice of intention to so designate the aforesaid real property and has caused such notice 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 142 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 146-90

SCHEDULE "A"

ALL AND SINGULAR that certain parcel or tract of land and premises situate lying and being in the Town of Cobourg, County of Northumberland, Province of Ontario and being composed of that part of the Glebe Lot lying north of James Street according to the Caddy Plan of the said Town of Cobourg, formerly part of Lot 15, Concession A in the Township of Hamilton, containing by admeasurement 0.201 acres be the same more or less which said parcel may be more particularly described as follows:

Premising that the southerly limit of Deposited Plan 39R190 has an assumed astronomic bearing of North 69°51'00" East and relating all bearings herein thereto.

Beginning at the northwest angle of the said Glebe Lot, South of University Avenue.

THENCE South 17°55'20" East a distance of 331.78 feet to a survey monument.

THENCE North 69°51'00" East a distance of 133.58 feet to a survey monument.  
Said survey monument being the point of commencement.

THENCE South 69°51'00" West a distance of 37.50 feet to a survey monument.

THENCE South 17°42'20" East a distance of 121.03 feet to the centreline of a party wall.

THENCE South 18°06'25" East in and along the said centreline and said centreline produced a total distance of 106.76 feet to a survey monument set in the northerly limit of the said James Street.

THENCE North 71°58'00" East along the said northerly limit a distance of 38.91 feet to a survey monument.

THENCE North 18°15'15" West a distance of 229.18 feet to the point of commencement.

Together with a right-of-way for all those now or hereafter entitled thereto over along and upon a parcel of land which may be more particularly described as follows:

THE CORPORATION OF THE TOWN OF COBOURG

BY-LAW NUMBER 146-90

SCHEDULE "A"

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Beginning at the northwest angle of the said Glebe Lot,  
South of University Avenue.

THENCE South 17°55'20" East a distance of 331.78 feet to a  
survey monument.

THENCE North 69°51'00" East a distance of 96.08 feet to a  
survey monument.

THENCE South 17°42'20" East along the westerly limit of the  
hereinbefore described parcel a distance of 10 feet to the  
point of commencement.

THENCE continuing South 17°42'20" East a distance of 20  
feet.

THENCE South 53°56'45" West a distance of 24.50 feet.

THENCE South 14°46'55" West a distance of 28.08 feet.

THENCE South 17°57'55" East a distance 166.60 feet to the  
northerly limit of James Street.

THENCE South 71°58'00" West along the said northerly limit a  
distance of 10.00 feet to a survey monument.

THENCE North 17°57'55" West in and along a post and wire  
fence a distance of 169.56 feet to a survey monument.

THENCE North 14°46'55" East a distance of 48.80 feet to a  
survey monument.

THENCE North 53°56'45" East a distance of 23.33 feet to the  
point of commencement.

Together with a closet situate in the aforesaid party wall  
on the second floor of the hereinbefore described parcel  
which has always been used with the premises hereto  
conveyed.

Together with a right of use in common with the premises  
immediately to the west hereof to a common sewer which is  
situate on the premises immediately to the west hereof and  
together with a right-of-way to make repairs.

## 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  $\frac{1}{2}$  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.