



THE CORPORATION OF THE TOWN OF COBOURG

**Development Division
Planning Department**
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THE CORPORATION OF THE TOWN OF COBOURG

IN THE MATTER OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, CHAPTER O.18
AND IN THE MATTER OF LANDS AND PREMISES AT THE FOLLOWING MUNICIPAL
ADDRESS IN THE TOWN OF COBOURG, IN THE PROVINCE OF ONTARIO,

NOTICE OF INTENT TO DESIGNATE

TAKE NOTICE that the Municipal Council of the Town of Cobourg on the 24 June 2026 its intentions to designate the lands and buildings at the following municipal address as a property of architectural and historical value or interest, pursuant to the provisions of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18, Part IV.

1) **540 King Street East, Cobourg, ON**

A statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property are set out below.

Description of Property

The Subject Property is legally described as CON A PT LOT 10 RP39R374, with a civic address of 540 King Street East. The Subject Property has a frontage of 193.18m on the north side of King Street East and an average depth of 200m with a lot area of 3.97 ha. The property is situated between Brook Road N. and Workman Road.

Statement of Cultural Heritage Value or Interest

540 King Street East holds significant architectural and associative cultural heritage value within the Cobourg community. Spanning 3.97 ha. on an urban lot, the Subject Property currently houses a primary dwelling and a unique brick barn. The primary dwelling at 540 King Street East is an excellent example of Italianate and Victorian architecture. Features that contribute to the estate's Italianate and Victorian influences include: its elaborate and unusually complicated asymmetrical design with the main massing of the house being organized in a "T-Shape," the elaborately decorated ground floor bay windows, the one-and-a-half storey wing off of the North Façade of the primary dwelling, and the perpendicular wing that runs along the north wall of the primary dwelling. Features that contribute to the estate's overall architectural value include: the primary dwelling with the following noted features: the brick sheathing and balloon-style framing, the south façade of the building's arrangement of bay windows and gothic window on the south gable, on the East Wall the gable windows and double-hung four pane ground floor windows with wooden surrounds, lintels, sashes, and decorated

arches, on the one and a half storey gable projection the elaborately decorated bay windows with decorative window arches, wooden surrounds, and four-paned and two-paned double hung windows, the overall rhythm and form of the roofline which is made up of several adjoining gables, the two porches that run along the east and west that joins the main house to the northern portion of the dwelling including fretwork and columns, all quoin work on the existing corners of the dwelling including the centre impressions on the quoins, the bargeboards running along the eaves of the house and the Eastlake style fretwork contained within the gables. The brick barn is a unique example of agricultural practice during the 19th century because of its exemplary construction style that represents old English farm practices, its brick cladding in a common bond pattern, the cart doors on the north and south sides of the building, the medium-hard vitrified bricks (known as “red stretchers”) on the exterior walls and the softer brick (known as “salmon brick”) used on the interior walls, the diamond-shaped openings in the front and back walls, and the fieldstone foundation, and is the only remaining architectural example of this agricultural building typology within Cobourg’s urban boundary. The property has associative value to the Greer family who contributed largely to the agricultural and community development of Cobourg. Merwin Greer Public School, which is close to the Subject Lands, was named after the previous owner in recognition of his contributions to the local schoolboard, agriculture, and environmental projects in Cobourg.

Description of Heritage Attributes

540 King Street East is a representative example of the Italianate and Victorian Architectural Styles. The property contains the following heritage attributes that reflect this value:

- Its unusually complicated asymmetrical design with the main massing of the house being organized in a “T-Shape,”
- The rhythm and massing of the one-and-a-half storey wing off the North Façade of the primary dwelling, and the perpendicular wing that runs along the north wall of the primary dwelling,
- The brick sheathing and balloon-style framing,
- The south façade of the building’s arrangement of bay windows and gothic window on the south gable, the gothic window with four paned double hung glass, wooden surrounds and sill, and decorative arched window surrounds,
- On the one and a half storey gable projection the elaborately decorated bay windows with decorative window arches, wooden surrounds, and four-paned and two-paned double hung windows,
- On the East Wall the gable windows and double-hung four pane ground floor windows with wooden surrounds, lintels, sashes, and decorated arches.

- The overall rhythm and form of the roofline, which is made up of several adjoining gables,
- The two porches that run along the east and west that joins the main house to the northern portion of the dwelling including fretwork and columns,
- All quoin work on the existing corners of the dwelling including the centre impressions on the quoins,
- The bargeboards running along the eaves of the house and the Eastlake style fretwork contained within the gables,
- The barn's brick cladding in a common bond pattern,
- The cart doors on the north and south sides of the building,
- The medium-hard vitrified bricks (known as "red stretchers") on the exterior walls and the softer brick (known as "salmon brick") used on the interior walls,
- The diamond-shaped openings in the front and back walls, and the fieldstone foundation.

540 King Street East is important in representing the architectural and cultural heritage value of the Town of Cobourg through its association to the Greer family. The property contains the following cultural heritage and associative attributes that reflect this value:

- Joseph Greer, who obtained the Subject Lands in 1906, developed what was described as one of the best garden markets in Central Ontario at its time, and fostered commerce and agricultural growth within the Cobourg region.
- Merwin Greer, descendent of Joseph and previous owner of the Subject Lands, was an active volunteer in Cobourg and was heavily involved with the schoolboards, to which Merwin Greer Public School was named in his honour.

Notice of Objection:

Any person who objects to the above noted Council's intention to designate shall, within 30 days after the publication of this notice, serve on the Clerk of the Town of Cobourg, a Notice of Objection setting out **the reason for the objection and all relevant facts**. The last day to submit the Notice of Objection is **1 AUGUST 2026**.

Service may be made digitally by email to clerk@cobourg.ca or blarmer@cobourg.ca or by delivery personally to the Town Clerk or by Regular Mail at the following address:

Brent Larmer, Clerk
Corporation of the Town of Cobourg
55 King Street
Cobourg ON K9A 2M2

Obtaining Additional Information:

Additional information about Heritage Planning at the Town of Cobourg may be obtained by contacting Heritage Planning Town staff by e-mail at planninginfo@cobourg.ca.

Take note that a Notice of Objection may only be served to the Clerk of the Town of Cobourg as stated above.

Dated this 2nd day of July, 2026.

Brent Larmer, Clerk
The Corporation of the Town of Cobourg
55 King Street
Cobourg, Ontario K9A 2M2
E-mail: clerk@cobourg.ca
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