



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 established 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) 195 Queen Street, 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 PLAN CADDY TIER 2 LOTS 10 AND 11 PT LOT 9 RP 39R12112 PART 3 with a civic address of 195 Queen Street. The Subject Property has a frontage of 133.63 ft on the south side of Queen Street and is located between Henry Street and Green Street with a total lot area of .53ac.

Statement of Cultural Heritage Value or Interest

195 Queen Street, also known as Glebe Lawn, is a mid-Victorian Regency villa with Gothic influences that holds architectural and contextual heritage value within the Cobourg Community. Built in 1852 by Dr. James Auston, the primary dwelling is an unusual example of mid-Victorian Regency Gothic architecture. Features that contribute to the primary dwelling's architectural value and influences as a Regency Gothic Villa include: the decorative bargeboard (gingerbread style) trim running along the north, east, and south eaves, steeply pitched cross gables on the western elevation, projecting bay windows on the west elevation, two gothic arched side-light windows framing the west entryway, 6-over-6 double hung windows on the south elevation, hipped roofing over the west elevation bay windows and doorway, asymmetrical massing and deep-roof overhangs, the verandah on the east elevation with its slender porch supports, decorative fascia, and deep overhang, stucco cladding, and the brick chimneys. The Subject Property has contextual value because it is important in supporting the overall character of the area as a visual, physical, and historic link to the development of the

neighbourhood; it contributes to an understanding of the community's architectural and cultural evolution and supports the historic character of the streetscape through its regency and gothic influences.

Description of Heritage Attributes

195 Queen Street is an unusual example of Victorian Regency and Gothic architectural styles with influences of the Carpenter Gothic style. The property contains the following heritage attributes that reflect this value:

- The decorative bargeboard trim featured in a gingerbread style that runs along the north, east, and south eaves of the primary dwelling.
- The asymmetrical massing and composition of the dwelling.
- The steeply pitched cross-gabled roofline along the west elevation.
- The projecting bay windows on the west elevation, including their polygonal form, scale, and relationship to the principal gables.
- The gothic arched sidelight windows on the west elevation.
- The covered verandah porch located along the east elevation, including the decorative trim, fascia boards, deep overhang, and supporting columns.
- The deep-roof overhang and decorative eave treatments.
- The stucco-clad exterior walls and their relationship to the building's historic form and massing.
- The form of the 6-over-6 double hung windows on the south elevation.
- The brick chimneys.

195 Queen Street is important in defining, maintaining, and supporting the overall contextual value of the area. As a prominent nineteenth-century dwelling, the property contributes to the area's historic streetscape through its scale, massing, detailing, and long-standing presence within the neighbourhood. The property contains the following heritage attributes that reflect this value:

- The dwelling's prominent location and orientation to the surrounding streetscape.
- The overall scale and massing of the dwelling.
- The dwelling's emphasis on the visual and functional interaction between the dwelling and the surrounding streetscape.
- The property's contribution to the overarching heritage of the neighbourhood through the lot's subdivision and subsequent development during a period of heightened immigration to Cobourg.

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
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Cobourg, Ontario K9A 2M2
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