



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) 234 Perry 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 CON B PT LOT 15 TIER 2 PT LOT 33 PT LOT 34 with a civic address of 234 Perry Street. The Subject Property has a frontage of 46.1 ft on the north side of Perry Street and is located between Queen Street and Bay Street with a total lot area of .2ac.

Statement of Cultural Heritage Value or Interest

234 Perry Street is a representative example of an Ontario Vernacular Cottage that holds architectural and contextual value within the Cobourg Community. Commissioned in 1896 for D'Arcy Boulton to house his staff, the primary dwelling is a representative example of Ontario Vernacular. Features that contribute to the primary dwelling's architectural value include: the segmental brick window arches and voussoirs, the front gabled central bay window form, the front verandah including the decorative bargeboard treatment around the gables, the turned balustrade elements, the decorative brackets and spandrels, and the ornamental wood trim, the brick massing and stretcher bond lay, the window location and proportions including tall, narrow window openings, the central entrance placement, and the side gabled roof and front gabled projection. The subject property has contextual value because it is important in contributing to the historic residential character of the area through its retention of nineteenth-century architectural form, its materials, its massing, its location, and its relationship to residential growth within the surrounding area. The subject property contributes to the Town's collection of

historic Vernacular architecture and reinforces the visual continuity of the surrounding neighbourhood.

Description of Heritage Attributes

234 Perry Street has architectural value because it is a representative example of Ontario Vernacular architecture. The property contains the following heritage attributes that reflect this value:

- The steep front gable projection and side gabled roof form;
- The segmental brick window arches and voussoirs;
- The front gabled central bay window form;
- The front verandah including the decorative bargeboard treatment around the gables, the turned balustrade elements, the decorative brackets and spandrels, and the ornamental wood trim;
- The brick massing laid in a stretcher bond pattern;
- The window location and proportions, including the tall, narrow window openings;
- The central entrance placement;

234 Perry Street has contextual value because it is important in maintaining the historic residential character of the area through its historical form and massing, location, and relationship to the cohesive collection of Ontario Vernacular architecture along Perry Street. The property contains the following contextual attributes that reflect this value:

- The property and dwelling are physically and visually linked to its surroundings through its historic orientation to the street, its setback, scale, and landscape pattern.
- The subject property is historically linked to the development of Cobourg through its association to the lands formerly owned by D'Arcy Boulton and its contribution to the pattern of residential growth that occurred as Cobourg expanded during the nineteenth century, illustrating the transformation of larger landholdings into a settled working-class residential area.
- The subject property forms a broader collection of Ontario Vernacular architecture on Perry Street that illustrates the evolution of the area's residential growth and contributes to the area's sense of place and cultural identity.

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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