

 COBOURG	THE CORPORATION OF THE TOWN OF COBOURG
	BY-LAW NUMBER 042-2025

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN MUNICIPALLY AS 390 KING STREET EAST AS BEING OF CULTURAL HERITAGE VALUE OR INTEREST.

WHEREAS Section 29 of the *Ontario Heritage Act, R.S.O. 1990, c.O.18*, as amended authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

WHEREAS authority was granted by Council to designate the property legally described as Hamilton Con A Pt Lot 13 Plan Caddy Lots 11 to 20, 23, 24, 27, 28, 31, 32, 35, 36, 39, 40, 43, 44, 47, 48, 52, 56, 60, 64, 68, and Lane South of Lots 23, 24 East Cottesmore Ave RP 39R12499 Part 1, known as 390 King Street East, as being of cultural heritage value or interest; and

WHEREAS the Council of the Town of Cobourg has cause to be served upon the owners of the land and premises known as 390 King Street East, Notice of Intent to Designate the property and has caused the Notice of Intent to Designate to be published in the local newspaper for 30 days in accordance with the requirement set out under the *Ontario Heritage Act*; and

WHEREAS the reasons for designation are set out in Schedule “A” of this by-law; and

WHEREAS the notice of objection was served upon the Municipal 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 real property at Hamilton Con A Pt Lot 13 Plan Caddy Lots 11 to 20, 23, 24, 27, 28, 31, 32, 35, 36, 39, 40, 43, 44, 47, 48, 52, 56, 60, 64, 68, and Lane South of Lots 23, 24 East Cottesmore Ave RP 39R12499 Part 1, known as 390 King Street East, is designated as being of cultural heritage value or interest.
2. That the Municipal Clerk is authorized to cause a copy of this by-law to be registered against the property described in Schedule “B” of this by-law in the proper Land Registry office.
3. That this by-law come into full force and effect upon the date of its passing.

READ and finally passed in Open Council this 24th day of September, 2025.

Lucas Cleveland, Mayor

Brent Larmer, Clerk

Schedule “A”
Reasons for Designation
(Statement of Significance)

The property at 390 King Street East is worthy of designation under Part IV, Section 29 of the *Ontario Heritage Act, R.S.O. 1990, c.O.18* for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation for its contextual, architectural, and associative heritage value.

The Subject Property is legally described as Hamilton Con A Pt Lot 13 Plan Caddy Lots 11 to 20, 23, 24, 27, 28, 31, 32, 35, 36, 39, 40, 43, 44, 47, 48, 52, 56, 60, 64, 68, and Lane South of Lots 23, 24 East Cottesmore Ave RP 39R12499 Part 1, with a civic address of 390 King Street East. The property is located between the intersections of King Street & Cottesmore Avenue and King Street & Brook Road North. The Strathmore Hall estate fronts King Street East and is situated on the eastern corner of the property. Cottesmore Stables are located on the northwestern corner of the Subject Property, closer to Cottesmore Avenue. Winch Cottage is located centrally within the interior of the property.

Statement of Cultural Heritage Value or Interest

390 King Street East, also known as Brookside, holds significant architectural and cultural heritage value within the Cobourg community. Spanning roughly 30 acres on an urban lot, the Subject Property houses Strathmore Hall, the Cottesmore Hall Stables, and Winch Cottage. Strathmore Hall is an exemplary Beaux Arts estate that remains largely unchanged both on the interior and exterior. Features that contribute to the estate’s Beaux Arts architectural style include: a grand portico with an enclosed projecting pediment that contains a bull’s eye window, Tuscan-style support columns and entablature, a complex roof profile comprised of a steep central truncated hipped roof with enclosed gable roofs on the portico and northern wing, a two-part gable end roof, and the east apse-like rounded roof, ornate cornices including the large entablature located along the second-floor eave containing a dentiled cornice, frieze and architrave, the stringer course which runs horizontally along the building between the first and second storey with the same profile as the architrave windows, six-segmented windows with decorated surrounds, and the ornate front door. Cottesmore Hall Stables are a combination of Arts and Crafts, and Spanish Colonial Revival with some Georgian features, including a complex roof profile comprised of a main block with a truncated hipped roof and a pair of open gables facing south, which are joined to a smaller hipped roof block by a gable roofed central section, slightly segmentally arched triple double hung windows on the second floor and the rounded arched windows on the south and west sides of the property, and the surviving arched surrounds of the two original stable doors. Winch Cottage is a 19th Century Vernacular Cottage, as indicated through the gabled roof, simple brick design, and compact 1.5 storey layout.

Strathmore Hall at 390 King Street East has associative and physical/architectural value for its direct associations with Power & Son architects, the Donnelly family of Pittsburgh, and Cobourg’s American Summer Colony. Strathmore Hall was originally constructed in 1878 by Judge George M. Clarke and later acquired by Pittsburgh industrialist Charles Donnelly in 1904. Donnelly is noted for his success in coal, railroads, and real estate. The property has associative value because of its connection to the Donnelly family, and Cobourg’s American Summer Colony, which is noted for its architectural, sociocultural, and economic contributions to the growth of the Town of Cobourg during the period. Donnelly commissioned the notable Kingston Architectural Firm Power & Son to design his summer

home, which was completed in 1906 in a Beaux Arts inspired fashion. The house’s solid massing is lightened by ornate details evident in the window surrounds, cornices and entablature, roof structure and ornamental front door. Though it has a massive grand entrance portico, the design emphasises the horizontal. Estates built in this style were generally grand, imposing and designed to impress. This was commonplace of the residences of the American Summer Colony. The property has physical/architectural value because of the ornate design features and its direct association with Power & Son, who are noted as being the architects of choice in Cobourg between 1899-1918, and have offered many significant architectural contributions throughout Cobourg, including Cobourg Collegiate Institute on King St. W, the Central School on George Street, and many homes along College St., Bagot St., and King St.

Cottesmore Hall Stables at 390 King Street East has physical/architectural and associative value for its direct associations with Rutan & Russell architects and industrialist Wallace H. Rowe. Frank Rutan and his brother Charles both worked in the architecture firm of Henry Hobson Richardson, one of the foremost 19th century architects in the United States. He developed a unique style that became known as Richardson Romanesque. The primary dwelling associated with the stables, Cottesmore Hall, was demolished in 1974 after being expropriated by the Government to be used as a training school. Cottesmore Hall Stables have direct associative value with Rutan & Russell architects, Wallace H. Rowe, and Cobourg’s American Summer Colony. In addition to physical/associative value, both the residence and Cottesmore Stables were designed with progressive, fire-resistant materials that were technologically advanced for the times. The Stables remain exemplary of the innovative architectural movement during the period. The double gables and the flared buttresses are Arts and Craft style, where the courtyard originally entered through rounded arched gable and ridge vents that hinted at Spanish Colonial, whereas the large rounded arched windows were classically inspired. Cottesmore Stables have physical/architectural value based on the complex amalgam of design styles, as well as noted individual features and associations.

Winch Cottage at 390 King Street East has physical/architectural and associative value for its connection to Richard Winch, an early 19th century cattle trader and the father of R.V. Winch, founder of the Canadian Pacific Canning Company. It maintains its contextual value as an indication of early economic activity within Cobourg. The property has physical/architectural value for being a representation of an early 19th century Vernacular Cottage, as indicated through the gabled roof, simple brick design, and compact 1.5 storey layout. The structure was later enlarged and used as the main office and residence for the head psychiatrist for the Brookside training school.

Description of Heritage Attributes

Strathmore Hall at 390 King Street East is a representative example of the Beaux Arts Architectural Style. The property contains the following heritage attributes that reflect this value:

- The portico with its enclosed projecting pediment, which contains a bull’s eye window, Tuscan-style support columns, and entablature.
- The complex roof profile, comprised of a steep central truncated hipped roof with enclosed gable roofs on the portico and northern wing, a two-part gable end roof, and the east apse-like rounded roof.
- The large entablature located along the second-floor eave containing a dentiled cornice, frieze and architrave.
- The stringer course running horizontal along the building between the first and second storey with the same profile as the architrave.

- The six-segmented windows with decorated surrounds, one on the ground floor containing a bay window and the triple double hung window with simple surround on façade of east projection and north face of second floor room above porte cochere.
- The ornamental front door.

Cottesmore Hall Stables at 390 King Street East is a representative example of the Arts and Crafts and Spanish Revival Styles. The property contains the following heritage attributes that reflect this value:

- The complex roof profile comprised of a main block with a truncated hipped roof and a pair of open gables facing south, which are joined to a smaller hipped roof block by a gable roofed central section.
- The innovative fire-resistant materials used in its construction including terracotta blocks and cement stucco.
- All windows, including the slightly segmentally arched triple hung windows on the second floor and the rounded arched windows on the south and west sides of the property.
- Surviving arched surround of the two original stable doors.
- Decorated ridge vents on roof.

Cottesmore Hall Stables at 390 King Street East is important in representing the architectural and cultural heritage value of the Town of Cobourg. The property contains the following cultural heritage and associative attributes that reflect this value:

- The stables are all that remain of Cottesmore Hall, one of the largest Gilded Age summer mansions in Cobourg.
- Wallace H. Rowe, the owner of Cottesmore Hall, was an active philanthropist in Cobourg and was heavily involved with the Cobourg Hospital, to which he donated Cobourg’s x-ray equipment. He was, for many years, a director and vice-president of the Cobourg Golf Club. His wife Sallie was active in raising funds for Cobourg’s WWI support efforts long before the United States entered the conflict.
- When Mrs. Rowe was 80, the government expropriated the estate to become part of the girl’s training housed in flanking former summer houses. Cottesmore Hall was demolished in 1974 and the grounds were used by the Provincial Government for a Youth Correctional Facility until February 2021.

Winch Cottage at 390 King Street East is a representative example of an early Ontario Vernacular Cottage. The property contains the following physical/architectural and associative attributes that reflect this value:

- The compact, 1.5 storey brick design is indicative of the typical modest cottage that was built for farmhouse workers and stable hands during the 19th century.
- The gabled roof is a stylistic feature of the 19th century, as well as a practical light source, echoing the Ontario Vernacular Cottage pattern that is seen across the region, demonstrating architectural value.
- The cottage was enlarged and later used as the main office and residence of the psychiatrist for the Brookside Training School, demonstrating associative value with both the farming and institutional history of the Town.
- The property has associative value for its connection to Richard Winch who was an early entrepreneur and cattle trader in Cobourg in the 19th century.

Schedule “B”
Legal Description

Hamilton Con A Pt Lot 13 Plan Caddy Lots 11 to 20, 23, 24, 27, 28, 31, 32, 35, 36, 39, 40, 43, 44, 47, 48, 52, 56, 60, 64, 68, and Lane South of Lots 23, 24 East Cottesmore Ave RP 39R12499 Part 1