

December 7, 2021

Ian Walker
Planning Officer – Large Developments
City of Kawartha Lakes
180 Kent Street West
Lindsay ON K9V 2Y6

Dear Mr. Walker;

RE: D19-2021-014, 6697 Highway 35, Coboconk

The Kawartha Lakes Municipal Heritage Committee has reviewed the Site Plan Application for the above noted application and would like to offer the following comments:

- Generally, the Committee is supportive of this application and the retention of heritage properties as part of new developments in Kawartha Lakes.
- The “Coboconk” station sign which is currently affixed to the station does not appear in the drawings. The sign should be retained and restored as it is an important heritage attribute of the building.
- Some of the windows on the station appear to have been modernized. The Committee would like to see the original windows that are still extant retained and restored and any new windows made to match the windows that were originally in the station. The original window design can be seen in historic photographs.
- The Committee would like to see the iron cresting on the roof which appears in historic photographs restored to the original train station.
- The Committee would like to see the train station painted in the original colours.
- The railings material and colour is not specified in the drawings but the Committee would like to see them executed in wrought iron or a material with a comparable look.
- In general, the Committee has concerns that the addition to the station looks too modern for the train station and would like to see it better integrated with the train station design. In particular, the Committee asks that the architects explore possibilities to ameliorate the interface between the three sections of roof lines. Perhaps a hipped roof joining the two gabled roofs would relate more to the historic profile.
- Similarly, the Committee would like to see the windows on the new addition mirror the windows on the train station.
- The Committee feels that the gable end on the pharmacy section should be clad in angled shiplap meeting in the centre of the gable.

- The Committee is not supportive of the exposed concrete sections of the building and would like to see them clad in a similar material to other sections of the building, such as horizontal shiplap or weatherboard.
- The Committee prefers the historic look lighting for the exterior post lighting and would also like to see the affixed gooseneck lighting used on the historic section of the building used throughout. The Committee would prefer that the lighting be consistent throughout the entire structure instead of a mix of contemporary and historic-look lighting.
- The latticed gable on the train station appears to be back lit and the Committee does not feel that this is a good use of lighting.

The Committee is very supportive of this application as a whole and the reuse of the historic train station. The Committee feels that the new medical centre is an important addition to the community and that its location in the train station is an innovative adaptive re-use of this historically important structure.

Sincerely,

A handwritten signature in cursive script that reads "Athol Hart".

Athol Hart
Chair, Kawartha Lakes Municipal Heritage Committee