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**Notice of Intention
to Repeal and Replace Sections of a Heritage Designation By-law**

Township of Cavan Monaghan

Take notice that the Council of the Township of Cavan Monaghan intends to repeal and replace sections of Village of Millbrook By-law 84-12, designating 7 Anne Street in the Township of Cavan Monaghan as being of Cultural Heritage Value or Interest under Sections 29 and 31, Part IV of the *Ontario Heritage Act* R.S.O. 1990, c.18.

The *Ontario Heritage Act* requires designation by-laws to include a Statement of Cultural Heritage Value or Interest, a description of Heritage Attributes, and an explanation of how the property meets Criteria for Determining Cultural Heritage Value or Interest under *Ontario Regulation 9/06*. Sections of the original designating by-law referring to 7 Anne Street are to be repealed and replaced with a new designating by-law in order to bring the by-law into compliance with current legislation and to better guide the future development of the property.

Description of Property

The property is located at 7 Anne Street, Township of Cavan Monaghan, legally described as Part 2 of Reference Plan 9R505, Part of Lots 2, 3, and 4, South side of Anne Street, Concession 4, Formerly in the Village of Millbrook, Now Township of Cavan Monaghan, Geographic Village of Millbrook, County of Peterborough.

The following paragraphs outline the reasons the property warrants designation as historically, culturally, or architecturally important to the Township of Cavan Monaghan:

Statement of Cultural Heritage Value or Interest

The property located at 7 Anne Street in Millbrook, Ontario is known locally as the Needler House and was built circa 1865. It is representative of late Victorian architecture, presenting as a hybrid of classical and gothic styles dated from 1840-1900. There is a medium pitch gable over the front door. The front door is also surrounded by sidelites and a rectangular multi-pane transom above. The house also features rounded windows at the rear as well as windows leading to the large verandah wrapping around the front and sides of the structure.

The nearby Deyell Mill was built by Walker Needler after the lands were bought in 1857. Walker Needler's eldest son, George, had the house built between 1864 and 1865 on a sloping lawn overlooking the Millpond and 3 storey mill he managed.

The property is of historical significance to Millbrook as it is closely tied to Millbrook's history in the milling industry as well as to prominent figures in the community throughout the 19th century. The house is also of architectural significance in the Millbrook area as it is an example in excellent condition of 19th century farmhouse vernacular.

Description of Heritage Attributes

- Placement and orientation of the building on the southeast side of Anne Street, its principal elevation facing Needler's Mill
- Scale, form, and massing of the 2-storey building with a T-shaped plan
- Red brick construction with medium pitch cross gable roof and smaller gable on north and east elevations
- Symmetry of the bays and chimneys
- Principal elevation entryway with rectangular transom and sidelites, wood panelling detailing and wood muntins
- Fenestration pattern and style
- Mixture of flat, semi-circle and segmental brick window arches
- 6-over-6 wood windows along ground level elevations with wood storm windows
- Semi-circle gable and storm window in Anne Street elevation
- Pointed lancet windows in the rear wing of the house
- Wrap around verandah with decorative woodwork
- Principal elevation gable balcony; with wooden lattice and railing
- Masonry chimney
- Wood Soffit, trim and fascia detailing

The features outlined in the existing by-law are limited to the exterior of the property. If there are original interior features that merit inclusion in the updated designation by-law, please contact the Heritage Coordinator at kmitchener@cavanmonaghan.net.

A Public Meeting will be held to consider public comments on proposed by-laws on:

Meeting Date: Monday, March 6, 2023

**Location: Township of Cavan Monaghan Council Chambers
988 County Road 10, Millbrook**

Time: 1:00 p.m.

A copy of this notice and draft by-laws are available on the Township website at: <http://www.cavanmonaghan.net/heritagebylaws>.

Any person may serve on the Clerk a Notice of Objection setting out the objection and all relevant facts within 30 days of the date of the Notice.

Objections can be filed with the Township Clerk by email at cpage@cavanmonaghan.net or in writing at the Cavan Monaghan Municipal Office, 988 County Road 10, Millbrook, ON L0A 1G0.

Dated at the Township of Cavan Monaghan this 2nd day of February, 2023.