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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 21 King Street East 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 Sections of the original designating by-law referring to 21 King Street East are to be repealed and replaced with a new designating by-law in order to bring the by-law into compliance with current legislation and to better guide the future development of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 21 King Street East, Township of Cavan Monaghan, legally described as Part 1 of Reference Plan 9R1523, Part of Lot 1, South side of King Street East and West side of Distillery Street, Being Part of Lot 12, 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 commercial building located at 21 King Street East is a part of the historic Wood and Kells commercial block in Millbrook, Ontario representative of the Second Empire style. It is estimated to have been built after The Great Fire of 1875. The building features a variety of notable architectural elements including a wooden entry door with a detailed wooden lintel and semi-circular transom window above as well as first storey windows with semi-circular upper panes and keystone arches on top. Other features of heritage value include 2 over 2 operable wood windows with wood sills and window cornices complete with corbels. There are also brick pilasters delineating the second storey window bays as well as decorative brickwork detailing above the second storey windows and below the wood soffit, fascia, and cornice with heavy brackets.

This building, along with its adjoining sections at 15, 17, and 19 King Street East make up a large portion of the historic view corridor along King Street in downtown Millbrook. The building is well preserved and presents many unique architectural features. It is a wonderful example of Second Empire Design and contributes greatly to Millbrook's architectural identity and historic character.

Description of Heritage Attributes

- Essential structure to the view corridors along King Street; in both the east and west directions
- Placement and orientation of the building along the south side of King Street East, a key component of the King Street East South side streetscape elevation
- Scale, form, and massing of the 2 storey building with a slender rectangular plan
- Buff brick construction
- Decorative wood front door with rectangular glazing panels complete with wood cornice above with carved '21' and semi-circular transom window
- Large rectangular window openings on ground floor, with wood sills and decorative brickwork below and wood cornice above completed with semi-circular transom
- Brick arch with keystone above arched transoms on ground floor
- Decorative band in line with bottom of transoms
- Storefront cornice terminated by large decorative brackets
- Large rectangular 2 over 2 operable wood windows with wood sill and window cornice complete with corbels
- Brick pilasters equally separating upper façade window bays
- Decorative brickwork detailing above second storey windows and below cornice
- Wood soffit, fascia, trim detailing, and distinctive brackets at cornice

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.