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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 37 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 Sections of the original designating by-law referring to 37 King Street East are to be repealed and replaced with a new designating by-law in order to bring the by-law into compliance with current legislation and to better guide the future development of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 37 King Street East, Township of Cavan Monaghan, legally described as Lot 3 and Part of Lot 4, South side of King Street and West side of Gravel Road, Part of Lots 3, 4, and 5, North of Dufferin Street, West of Gravel Road, Being Part of Lot 13, 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 house located at 37 King Street East in Millbrook, Ontario is in excellent condition and is unique to the region, being representative of Second Empire and Queen Anne styles of architecture. The massing of the house is characteristic of Second Empire design, while the extravagant detailing is indicative of Queen Anne influence. The house, clad in yellow painted clapboard siding, was built circa 1870 as a brick veneer and frame building, which was later re-clad. The building features a hip roof with projecting gables, decorative bargeboard, and deeply overhanging eaves with detailed wooden brackets below. There is also a small Tuscan tower with wrought iron cresting and small windows atop the front elevation of the house.

Robert Deyell, one of five sons of the first settler in the township, John Deyell, built this two-storey house in 1870 on lands extending from King Street to Dufferin Street. While only the house remains, the property once included a tennis court and summerhouse.

The house was used as a funeral parlour in 1945 by George T. MacPherson, who owned a furniture and undertaking business in downtown Millbrook. He sold the property to John Wallace Haw in 1954. The J. Wallace Haw Funeral Home was purchased by Comstock's of Peterborough in 1965 and continued operating until 1972. After this point, the house became a private residence once more. It later served as a cooking school and fine dining establishment, and as a bed and breakfast.

This property presents both historical and architectural significance within the Millbrook community as it was built by one of Millbrook's first citizens and is adorned by many of his trademarks. The house has served the Millbrook community through various uses for nearly 150 years. The house also presents many unique features representative of the Queen Anne Style and stands out within the community as a rare example of the style in excellent condition. The property contributes greatly to the historic King Street view corridor and forms a great part of the historic character of the neighbourhood.

### **Description of Heritage Attributes**

- Placement and orientation of the building set well back on the property, between King Street East and Dufferin Street
- Scale, form, and massing of the 2 storey building with a primarily square plan
- Hip roof with projecting gables on north, east, and west elevations
- Painted wood clapboard siding
- Cut field stone foundation
- Decorative cornice with wood dentil moulding, supported by eave brackets under a deep overhanging wood soffit
- Decorative wood frieze, with alternating angled or vertical v-groove boards, terminated at the underside with a carved trim board, typical for verandah, second floor and tower
- Tuscan tower with wrought iron cresting
- Fenestration pattern and style, including wood shutters
- North Entrance Door opening with rectangular transom above and associated wood detailing
- Stained glass semi-circle windows on north elevation
- 1 over 1 hung wood windows with a mixture of 1 over 1, 2 over 2, 3 pane and 4 pane wood storm windows
- Wood window sills on second storey and wood window sills with aprons on ground floor level
- Wood window cornice with dentil detailing and flat lintel on south elevation windows

- Verandah with decorated wood columns with fan brackets and wood railings wrapping around north and east façades
- Brick chimney with detailing above roof line and along west elevation
- Elaborate wood detailing in gables

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](mailto: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](mailto: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 2<sup>nd</sup> day of February, 2023.