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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 53 King Street West 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 Sections of the original designating by-law referring to 53 King Street West are to be repealed and replaced with a new designating by-law in order to bring the by-law into compliance with current legislation and to better guide the future development of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 53 King Street West, Township of Cavan Monaghan, legally described as Part of Lots 10, 12, and 13, South of King Street West, West side of Cavan Street, Part of Lots 22 and 23, 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 53 King Street West in Millbrook, Ontario is a fine example of a large 19th century farmhouse with Georgian and Italianate influence. The house was built prior to 1882 by Canon W.C. Allen and was used as the rectory for St. Thomas Anglican church. Over the years, the property housed many of the Anglican Church's ministers. As the house was originally a church-owned property, there was no requirement for taxation or accompanying municipal records, making it difficult to accurately date its construction.

Notable architectural features include the symmetrical arrangement of the front elevation, matching bay windows on the lower façade, painted wood doors with an arched transom window above, and tall, slender sash windows on the upper façade.

There is also a small, intricately detailed balcony above the front door. The south elevation of the house features a verandah with decorative wooden bracketry as well as a wood and glass bay window on a 2-storey addition to the west of the house, built in the 1880s shortly after the main structure was constructed.

The property is a fine example of 19th century Ontario farmhouse architecture. Despite being set well back from King Street West, the house contributes significantly to the historic character of the area.

Description of Heritage Attributes

- Placement and orientation of the building set well back on a large plot of land between King Street West to the north and Frederick Street to the south
- Scale, form, and massing of the original 2-storey main house with a 2-storey rear addition creating an L-shaped plan
- Low hipped roof with matching symmetrical buff brick chimneys on north and south sides and two along rear (west) elevation. Brick detailing along exterior walls at north and south chimneys
- Symmetrical arrangement of front façade
- Fenestration pattern and style, including bay windows, 1 over 1 and 2 over 2 wood interior windows, wood storm windows, and wood shutters
- Wood detailing at bay windows including wood soffit, fascia and brackets
- Tall, slender, round window on west elevation second storey
- Wrought iron balcony railing above front entryway
- Exterior buff brick, including flat brick arches above windows
- Entrances:
 - East Elevation; double set of wood doors with large, glazed opening with transom above, wood storm doors, and brick arch
 - South Elevation; single wood door with large arched glazed opening with transom above, wood storm door, various wood doors
- Decorative woodwork of soffit and trim
- Verandah with decorative woodwork along south façade

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.