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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 17 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 Sections of the original designating by-law referring to 17 King Street East are to be repealed and replaced with a new designating by-law in order to bring the by-law into compliance with current legislation and to better guide the future development of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 17 King Street East, Township of Cavan Monaghan, legally described as Part of Lot 1, South side of King Street East, 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 17 King Street East forms a part of the main historic downtown commercial block in Millbrook, Ontario. The building is a fine example of Second Empire Design with French Classical influence. The entire block encompassing 15-21 King Street East was constructed in the late 19th century, after The Great Fire of 1875, and is known locally as the Wood and Kells Block. It features many unique architectural elements representative of Second Empire design including a mansard roof with decorated dormers at the top level and oval-shaped windows, an upper cornice with heavy brackets, as well as ornate brickwork underneath. The main floor features large storefront windows with wooden columns and decorative wooden detailing, as well as a recessed front entryway with French doors.

The section of the block addressed as 17 King Street East, along with the adjoining section to the east, was home to “Wood and Kells,” which dealt in staples and fancy dry goods throughout the 19th century. The store underwent a number of transformations over the years, becoming “Kells and Fowler,” “Fowler and Pendrie,” and finally “Fowler’s Men’s Wear.” Throughout this time, high quality goods such as floor coverings, custom men’s and ladies’ wear, sewing supplies, and groceries were all sold out of 17 King Street East. Throughout the past several decades, the building has served the community through use as a real estate office and book store, as well as a space for the Millbrook and Cavan Historical Society. The upper floors of the building have long been used as apartments.

This building, along with its adjoining sections at 15, 19, and 21 King Street East make up a large portion of the historic view corridor along King Street in downtown Millbrook. The building displays a high degree of craftsmanship and is well preserved. It presents many architectural features unique to this block and the surrounding area. It is a wonderful example of Second Empire Design and a great contributor to Millbrook’s cultural and architectural identity.

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 on 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 ½-storey building with a slender, rectangular plan
- Buff brick construction
- Mansard roof with ornate dormers, oval-shaped window openings including inset scroll detailing and decorative soffits
- Large wood storefront windows with decorative base, corners and frame details
- Storefront wood cornice with dentil detailing terminated by large decorative brackets
- Prominent window cornice complete with corbels above second storey windows
- Recessed entryway at ground floor; including wood doors with curved glass panels
- Buff brick pilasters equally separating upper façade window bays
- Wood soffit, fascia, trim detailing, and distinctive brackets at cornice
- Large rectangular window openings on second storey and associated wood trim 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.