



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 85-17, designating 1 Dufferin 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 Sections of the original designating by-law referring to 1 Dufferin Street are to be repealed and replaced with a new designating by-law in order to bring the by-law into compliance with current legislation and to better guide the future development of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 1 Dufferin Street, Township of Cavan Monaghan, legally described as Lots 1 to 5, South Side of Dufferin Street, West side 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.

Reason for Designation

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

The property at 1 Dufferin Street is worthy of designation under Part IV, Section 29 of the *Ontario Heritage Act* for its cultural heritage value and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the categories of design/physical value, historical/associative value, and contextual value within the Township of Cavan Monaghan. The property is a representative example of a 19th century architectural style, has direct association with an important institution significant to the community, and is important in supporting the character of the surrounding area.

Statement of Cultural Heritage Value or Interest

The building located at 1 Dufferin Street, Millbrook is the only remaining 19th century school building in Millbrook. The Millbrook Public School building is located atop a hill between natural conservation land and residential land. The building served as a schoolhouse and was originally built in 1889 on lands purchased by the Trustees of School Section 11 from Thomas Medd for a total of \$618.75. The grounds of the property

are thought to have originally been an indigenous gathering site. The school officially opened in 1890 after a fire destroyed the previous largest school in the area in 1887.

The original building consisted of just four classrooms on the north side of the site. An architecturally compatible addition was constructed in 1922 on the south side of the site containing another four classrooms. The two symmetrical sections are joined with a central staircase between them. While most entrances to the building have been modified, some of the original details on the north and west façades remain intact. The original windows have been replaced with compatible modern assemblies reflective of the original heritage patterning.

The schoolhouse presents significant historical importance to the community, standing as a physical representation of Millbrook's growth throughout the late 19th and early 20th centuries. Today, the building continues to serve the community, housing the Millbrook branch of the Public Library, the Old Millbrook EarlyOn Child and Family Centre, Community Policing offices and the Millbrook and District Foodshare. The building is a well-preserved example of 19th century Ontario schoolhouse architecture and merits designation for its service to the Millbrook community for over 130 years.

Heritage Attributes

Exterior

- Placement and orientation of the large building on the south side of Dufferin Street
- Unobstructed views around the building
- Scale, form, and massing of the 2-storey building with a rectangular plan and 2-storey entrance wing
- Original buff brick construction, split fieldstone foundation and cut stone window sills and lintels
- Split stone wing wall for the former east entrance staircase
- Brick trim detailing between storeys, decorative brick frieze and weather brick course
- Combination of rectangular with flat and semi-circle arches masonry openings
- Fenestration pattern and style reflective of original windows
- Masonry openings of 2 large arched windows in east and west stair wells
- Rectangular 4 over 3 wood transom on east elevation
- Arched window transom and wood doors on west elevation complete with decorative wood arch above
- Protruding brick dormer on north elevation of entrance wing including brick detailing below the windows, semi circle carved stone in gable, semi circle brick arches, brick keystone, and decorative metal including corner posts, capping, centre post and horizontal decorative rails
- Stair tower at 1920s connection on west elevation with arched openings with wood vents, decorative brick parapet with cap stone, brick detailing around the door masonry opening, brick pilasters and stone insets at upper corners
- 1920s east entrance brick detailing around the door masonry opening, stone insets at upper corners
- Brick chimneys

Interior

- Wood trim surrounds of windows and doors
- Wood window sills and depth of window casements
- Metal grilles
- Wood floor
- Entrance wing wood staircase and associated decorative trim
- Wainscoting on walls and ceiling at main library entrance
- Exposed interior brick
- Interior wood windows (former exterior windows) and associated window hardware
- Wood doors
- Stucco walls with curved detailing
- Miscellaneous wood detailing including baseboards and trim
- East and west wood staircase and associated decorative trim
- Wood threshold and transoms in east and west side entrance/stair wells

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 26th day of March, 2024.