



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 Number 85-26, designating 7 Prince 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 Sections of the original designating by-law referring to 7 Prince Street are to be repealed and replaced with a new designating by-law to bring the by-law into compliance with current legislation and to better guide the future development of the property.

Description of Property

Part of Park Lot 16, Concession 4, East of Princess Street, Part 1 on Reference Plan 9P1178, formerly in the Village of Millbrook, now Township of Cavan Monaghan, Geographic Village of Millbrook, County of Peterborough.

Reason for Designation

The property at 7 Prince 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 as well as contextual value within the Township of Cavan Monaghan. The property is a representative example of a 19th century architectural style and is important in supporting the character of the surrounding area.

Statement of Cultural Heritage Value or Interest

The house located at 7 Prince Street in Millbrook, also known as the Wilgar House, stands as the only example of a Homestead Style house in the Millbrook area. The original house is large and rectangular in shape, with a medium pitch gable roof. The front façade features a large bay with three narrow 1-over-1 window panes, a verandah with decorative wood brackets and inverse clover detailing, as well as plain bargeboard and corner boards. There are buff brick lintels above the windows and doorways, contrasting the red brick construction of the rest of the house. Generally, the brick and wood features are in good condition and have been well maintained. The house features a window with

the carving “Clarence Wilgar” in one of the panes as well as the initials “WW” and date 1886 carved into the brick under said window.

The house occupies land sold to Margaret Wilgar in 1877 and was built in 1878. There is a large tree in front yard which is one of a handful of historic trees along Prince Street.

The Wilgar House is a unique red and buff brick late 19th century home in excellent condition. It merits designation for its connection to Clarence and Margaret Wilgar as well as its contribution to the historic streetscape along Prince Street and throughout the Millbrook area.

Section 6: Heritage Attributes

- Placement and orientation of the building on west side of Prince Street
- Scale, form, massing, of the building with a rectangular plan
- Red brick construction with contrasting buff brick lintels
- Fenestration pattern and style including hung style windows
- Prince Street facing brick bay with 3 slender masonry openings
- Masonry openings for front door and transom window above
- Window and brick carvings indicating connection to Wilgar family
- Wood verandah with railing and decorative detailing with inverse clover pattern in the brackets
- Brick chimney

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 Director of Planning at kellis@cavanmonaghan.net.

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 3rd day of March, 2025.