



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 74 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 Sections of the original designating by-law referring to 74 King Street East are to be repealed and replaced with a new designating by-law in order to bring the by-law into compliance with current legislation and to better guide the future development of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

Part of Lots 11 and 12, North side of King Street East, West of Bank Street South, Being Part of Lot 1, Concession 5, Formerly in the Village of Millbrook, now Township of Cavan Monaghan, Geographic Village of Millbrook, County of Peterborough.

Reason for Designation

The property at 74 King Street East 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, as well as contextual value within the Township of Cavan Monaghan. The property is a representative example of a 19th century architectural style, has direct association with a notable person that is significant to the community, and is important in supporting the character of the surrounding area.

Statement of Cultural Heritage Value or Interest

The property located at 74 King Street East in Millbrook, Ontario is part of a small collection of Queen Anne Revival style homes in Millbrook. Built circa 1885, the house is known locally as The Smith House. The yellow buff brick home displays a number of features characteristic of the Queen Anne Revival Style. These features include a steep cross gable roof, an asymmetrical front façade, decorative gable bargeboard and shakes, and a wraparound verandah. The house also features a buff brick bay on the front façade with tall, slender windows and wrought iron cresting along the top. The west façade features two balconies on the upper façade with ornate wooden columns and railings.

The front entryway has been modernized but maintains the heritage arrangement with inclusion of a transom and sidelights surrounding the front door.

The lands of 74 King Street East were originally a Crown grant to Thomas Hutchinson in 1824 and the first owners of the house are believed to have been the Smiths, a family of merchants. The property was later sold to Frederick Pendrie, a partner in Fowler and Pendrie's Dry Goods Store located in the iconic Second Empire commercial block in downtown Millbrook.

This property is of historical and architectural significance to the Millbrook community. The house is tied to historically significant figures in Millbrook's economic development throughout the 19th century. It is also one of a small number of well-preserved Queen Anne Revival homes in Millbrook and contributes significantly to the heritage character of King Street.

Heritage Attributes

- Placement and orientation of the building on the north side of King Street East
- Original scale, form, and massing of the 2 ½-storey building with an L-shaped plan
- Yellow buff brick construction with asymmetrical composition
- Wood bargeboard and wood shakes in the gable peaks complete with triangular wood detailing
- Second-storey balconies on west façade including a variety of wood detailing; wood columns, railings, gable supported by balustrade below, wood trim and corner fans and means of egress to balconies
- Masonry openings complete with flat arches
- Distinctive long one over one casement style windows
- Fenestration pattern and style
- Remaining wood windows, exterior wood storm windows, wood shutters and wood sill
- Wood window in south gable including wood surround and sill
- Front style door completed with transom and sidelights
- Bay window with wrought-iron cresting above and associated wood trim, fascia and soffit
- Off-center wraparound verandah on the southeast corner

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 26th day of March, 2024.