

The Township of Cavan Monaghan

By-law No. 2023-XX

Being a by-law to Repeal and Replace sections of Village of Millbrook By-law 84-12, Designating 17 King Street East in the Township of Cavan Monaghan (formerly Village of Millbrook) as being of Cultural Heritage Value or Interest under Part IV of the *Ontario Heritage Act*

Whereas Section 31 of the *Ontario Heritage Act*, R.S.O. 1990, provides that the Council of a municipality may repeal a by-law passed under Section 29 of the Act designating a property within the boundaries of the municipality at Council's initiative;

And Whereas a Notice of Intention to Repeal sections of Village of Millbrook By-law 84-12 designating 17 King Street East, Township of Cavan Monaghan (formerly Village of Millbrook), described further in Schedule A, has been given in accordance with Section 31 of the *Ontario Heritage Act*;

And Whereas no objection to the proposed repeal of sections of the designating by-law has been served on the Clerk of the municipality within the prescribed time under the *Ontario Heritage Act*;

And Whereas Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, provides that the Council of a municipality may pass a by-law to designate a property within the boundaries of the municipality as being of cultural heritage value or interest;

And Whereas a Notice of Intention to Designate 17 King Street East, Township of Cavan Monaghan has been given in accordance with Section 29 of the *Ontario Heritage Act*;

And Whereas no objection to the proposed designation has been served on the Clerk of the municipality;

And Whereas Council has consulted with its Municipal Revitalization and Heritage Advisory Committee;

And Whereas the reasons for designation are set out in Schedule A;

Now Therefore the Council of the Township of Cavan Monaghan enacts as follows:

1. The property located at 17 King Street East is designated as being of cultural heritage value or interest, as described further in Schedule A. This designation shall not preclude alterations to the property but that any and all alterations shall be in keeping with the original and present character of the property and that no alterations to the property affecting its heritage attributes as outlined in Schedule A shall be made without written consent from the Township.
2. The Township is hereby authorized to have a copy of this by-law registered against the property described above in the Land Registry Office.
3. The Clerk is hereby authorized to serve a copy of this By-law to the owner of the property and to the Ontario Heritage Trust and to provide notice of the passing of this by-law in a newspaper having general circulation in the municipality.
4. The following excerpts from By-law 84-12 are hereby repealed:
 - 1) "5. 17 King Street East"
 - 2) "(5) '17 King Street East' being more particularly described in Schedule 'A-5' attached hereto and forming part of the By-Law. The reasons for the designation of this property are set out in Schedule 'B-5' attached hereto and forming part of this By-Law."
 - 3) Schedule A-5
 - 4) Schedule B-5
5. All other relevant provision of By-law 84-12, as amended, shall apply unless previously amended.

Read a first, second, and third time and passed this [DAY] day of [MONTH], 2023.

Matthew Graham
Mayor

Cindy Page
Clerk

Schedule A to By-law No. 2023-XX

Section 1: Description of Property

17 King Street East, Township of Cavan Monaghan

Section 2: Location of Property

Located on the South side of King Street East, East of Union Street and West of Distillery Street.

Section 3: Legal Description

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.

Section 4: Reasons for Designation

The property at 17 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.

Section 5: 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.

Section 6: 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

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