

The Township of Cavan Monaghan

By-law No. 2023-XX

Being a by-law to Repeal and Replace Village of Millbrook By-law 84-8, Designating 3 Bank Street North 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 Village of Millbrook By-law 84-8 designating 3 Bank Street North, 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 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 3 Bank Street North, 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 3 Bank Street North 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. By-law 84-8 is hereby repealed.

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

3 Bank Street North, Township of Cavan Monaghan

Section 2: Location of Property

Located on the South side of Bank Street North, East of Tupper Street.

Section 3: Legal Description

Part of Lot 15 and Part of Unnumbered Lot, West of Lot 15 on South side of Bank Street North, Being Part of Lot 13, Concession 5, 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 3 Bank Street North 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.

Section 5: Statement of Cultural Heritage Value or Interest

The house located at 3 Bank Street North in Millbrook is a 1 ½ storey cottage representative of the Regency Style of architecture common in Ontario throughout the 19th century. The house is estimated to have been built circa 1837 and is known for being one of the earliest homes in the Millbrook area. While little historical information on the property is known, it is rumoured to have been built by the first Anglican Priest in the region. Throughout its lifespan, the property has seen several uses including being home to a local decoy duck maker and the Ontario Cottage Antiques Business.

The structure is comprised of a three foot thick rubble stone foundation with upper exterior walls clad in pressed tin sheets. As it was a popular building material in the early 20th century, it is likely that the exterior was re-clad in tin panels roughly 100 years after the house's original construction. While unoriginal to the structure, the tin cladding adds to the history of the structure, having likely been in place for nearly a century. The structure is well set back

from Bank Street North surrounded by a canopy of historic trees. The principal rooms, including the kitchen, are located within the lower portion of the house, with bedrooms on the upper floor. The house is built into the riverbank and overlooks Baxter Creek to the south. The property was built before roadways became the primary access route to the property. As such, the original front door faces the creek. The house is a unique example of the early history of the area, as it was originally accessed primarily via waterway rather than roadway.

The house displays a high degree of craftsmanship in its construction, featuring a full length tent-shaped verandah and fanciful latticework wrapping around three elevations. The upper portion of the original front face of the house features shuttered windows, a decorated wooden storm door, and side lights surrounding the doorway. This building is a fine and well maintained early example of an Ontario Regency Style Cottage and presents significant heritage value to Millbrook as one of the earliest stone and frame structures in the area.

Section 6: Heritage Attributes

- Original placement and orientation of the building set well back on the south side of Bank Street North and overlooking Baxter Creek to the south
- Scale, form, and massing of the 1 ½ storey building with a square plan
- Decorative chimneys
- Tent-shaped verandah wrapping around the north, west, and south elevations of the house made of corrugated pressed metal
- Wooden tongue and groove soffit on east elevation
- Decorative woodwork associated with the verandah
- Hip roof with small gable on south elevation
- Arched 2-over-2 window with wood muntins on south façade gable
- Round 4-pane window in small rear gable
- Rubble stone foundation with large mortar joints, visible on east, west, and south elevations
- Rear (originally front) doorway with original sidelights and wooden muntins, decorative wood moulding, and modern storm door protecting the original features from the exterior