

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 53 King Street West 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 53 King Street West, 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 53 King Street West, 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 53 King Street West 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) "9. 53 King Street West"
 - 2) "(9) '53 King Street West' being more particularly described in Schedule 'A-9' attached hereto and forming part of the By-Law. The reasons for the designation of this property are set out in Schedule 'B-9' attached hereto and forming part of this By-Law."
 - 3) Schedule A-9
 - 4) Schedule B-9
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

53 King Street West, Township of Cavan Monaghan

Section 2: Location of Property

Located on the South side of King Street West, set well back from the street, East of Main Street and West of Cavan Street.

Section 3: Legal Description

Part of Lots 10, 12, and 13, South of King Street West, West side of Cavan Street, Part of Lots 22 and 23, 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 53 King Street West 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 property located at 53 King Street West in Millbrook, Ontario is a fine example of a large 19th century farmhouse with Georgian and Italianate influence. The house was built prior to 1882 by Canon W.C. Allen and was used as the rectory for St. Thomas Anglican church. Over the years, the property housed many of the Anglican Church's ministers. As the house was originally a church-owned property, there was no requirement for taxation or accompanying municipal records, making it difficult to accurately date its construction.

Notable architectural features include the symmetrical arrangement of the front elevation, matching bay windows on the lower façade, painted wood doors with an arched transom window above, and tall, slender sash windows on the upper façade. There is also a small, intricately detailed balcony above the front door. The south elevation of the house features a verandah with decorative wooden bracketry as well as a wood and glass bay window on a 2-storey addition to the

west of the house, built in the 1880s shortly after the main structure was constructed.

The property is a fine example of 19th century Ontario farmhouse architecture. Despite being set well back from King Street West, the house contributes significantly to the historic character of the area.

Section 6: Heritage Attributes

- Placement and orientation of the building set well back on a large plot of land between King Street West to the north and Frederick Street to the south
- Scale, form, and massing of the original 2-storey main house with a 2-storey rear addition creating an L-shaped plan
- Low hipped roof with matching symmetrical buff brick chimneys on north and south sides and two along rear (west) elevation. Brick detailing along exterior walls at north and south chimneys
- Symmetrical arrangement of front façade
- Fenestration pattern and style, including bay windows, 1 over 1 and 2 over 2 wood interior windows, wood storm windows, and wood shutters
- Wood detailing at bay windows including wood soffit, fascia and brackets
- Tall, slender, round window on west elevation second storey
- Wrought iron balcony railing above front entryway
- Exterior buff brick, including flat brick arches above windows
- Entrances:
 - East Elevation; double set of wood doors with large, glazed opening with transom above, wood storm doors, and brick arch
 - South Elevation; single wood door with large arched glazed opening with transom above, wood storm door, various wood doors
- Decorative woodwork of soffit and trim
- Verandah with decorative woodwork along south façade