

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 85-31, designating 8 King Street West 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 Sections of the original designating by-law referring to 8 King Street West are to be repealed and replaced with a new designating by-law to bring the by-law into compliance with current legislation and to better guide the future development of the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

Lot 3 and Part of Lot 4, North side of King Street West, West of Union Street, Part of Lots 3 and 4, South side of Centre Street, West of Union Street, being Part of Lot 12, 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 8 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, and 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 who 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 8 King Street West is one of very few Queen Anne Revival style houses in Millbrook, Ontario and is known locally as the Dr. Wright House. Estimated to have been built in the 1880s, this house is characteristic of the Queen Anne Revival style with its angled frontispiece, asymmetrical façade arrangement, front-facing gable, overhanging eaves, and double-height bay window. The house features an expansive verandah wrapping around the south and east elevations with painted wood columns and decorative brackets. Other notable features characteristic of the Queen Anne style are the steeply pitched roof, flat and arch topped windows with shutters, and abundance of dormers on all elevations of the house.

The late 19th century home was one of several buildings built by Archibald Wood. Wood was known for the Wood and Kells Dry Goods Store located in the iconic Second Empire commercial building in downtown Millbrook. In 1933, Dr. John W. Wright purchased the house and began his practice there, using the front entrance as his office. Dr. Wright practiced in Millbrook for 40 years, also serving as coroner for many years, and as reeve from 1948 to 1953.

The Dr. Wright House presents unique features characteristic to the Queen Anne Revival Style and is one of only four homes in the area representative of the style. The house is also of historical and contextual value for its connection to early prominent figures in the Millbrook community.

Heritage Attributes

- Placement and orientation of the building on north side of King Street West
- Scale, form, and massing, of the brick building with an irregular L-shaped plan
- Red brick construction with asymmetrical façade arrangement and decorative brick coursing and corner details
- Gables and deep soffits
- Fenestration pattern and style including curved brick lintels with keystones on the front elevation and simple brick curved lintels on the side and back elevations. Masonry openings including decorative stone inserts on the bottom of the brick arches. Sandstone keystones and inserts are assumed
- 1 over 1 arched wood windows and wood exterior storm windows
- Wood or Stone window sills
- Sunrooms addition including decorative wainscotting and decorative sill
- Front verandah with wood columns, decorative brackets, railing including diamond shaped balustrades with diamond shaped voids, wood decking and its direction and installation starting point form the centre of the front door
- Wood front door with arched transom and sidelights
- Wood side door with large paned transom window leading to sunroom
- Brick chimneys with decorative coursing
- Split fieldstone foundation

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/bylaw85-31>

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 29th day of January 2026.