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## Notice of Intention to Repeal and Replace 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 Village of Millbrook By-law 84-8, designating 3 Bank Street North 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*. The original designating by-law is to be repealed and replaced with a new designating by-law in order to bring the by-law into compliance with current legislation and to better guide the future development of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

The property is located at 3 Bank Street North, Township of Cavan Monaghan, legally described as 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.

The following paragraphs outline the reasons the property warrants designation as historically, culturally, or architecturally important to the Township of Cavan Monaghan:

#### 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.

### **Description of 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

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 Heritage Coordinator at [kmitchener@cavanmonaghan.net](mailto:kmitchener@cavanmonaghan.net).

A Public Meeting will be held to consider public comments on proposed by-laws on:

**Meeting Date: Monday, March 6, 2023**

**Location: Township of Cavan Monaghan Council Chambers  
988 County Road 10, Millbrook**

**Time: 1:00 p.m.**

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](mailto: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 2<sup>nd</sup> day of February, 2023.