

THE CORPORATION OF THE TOWN OF MIDLAND

BY-LAW 2015-16

A By-law to designate Lots 5, 6, 13, and 14, Registered Plan 306, municipally known as 589 Hugel Avenue (St. Margaret's Catholic Church) as being of cultural heritage value or interest

WHEREAS Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c.18, as amended, authorizes the Council of a Municipality to enact a By-law to designate real property including all buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS the Council of the Corporation of the Town of Midland (the "Town") has caused to be served on the owners of the lands and premises at:

Lots 5, 6, 13, and 14, Registered Plan 306, municipally known as 589 Hugel Avenue, Town of Midland, County of Simcoe, Ontario

and known as St. Margaret's Catholic Church and upon the Ontario Heritage Trust, a Notice of Intention to designate the property and has caused such Notice of Intention to be published in a newspaper having general circulation in the Town;

AND WHEREAS no Notice of Objection to the proposed designation has been served on the Clerk of the Town;

AND WHEREAS the reasons for designation are set out in Schedule "B" attached hereto and forming part of this By-law;

AND WHEREAS this By-law is to be registered in the proper Land Registry Office with respect to the property described in Schedule "A" attached hereto;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF MIDLAND HEREBY ENACTS AS FOLLOWS:

1. That the property described as Lots 5, 6, 13, and 14, Registered Plan 306, municipally known as 589 Hugel Avenue (St. Margaret's Catholic Church), more particularly described in Schedule "A" and as further described in Schedule "B" attached hereto and forming part of this By-law is hereby designated as being of cultural heritage value or interest.
2. That the Clerk is hereby authorized to cause a copy of this By-law to be served on the owner of the aforesaid property and on the Ontario Heritage Trust and to cause notice of the passing of this By-law to be published in a newspaper having general circulation in the Town.

3. That the Clerk is hereby instructed to register a copy of this By-law on the title of the subject lands in the proper Land Registry Office, and include same in the Town's Heritage Registry and Inventory.
4. That this By-law shall come into full force and effect on the final passage thereof.

BY-LAW READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 23rd DAY OF MARCH, 2015.

THE CORPORATION OF THE TOWN OF MIDLAND

MAYOR

CLERK

Schedule "A" to By-Law 2015-16

LEGAL DESCRIPTION

Lots 5, 6, 13, 14 of Registered Plan 306, Town of Midland, County of Simcoe and being all of PIN 584640045, PIN 584640044, and PIN 584640043

Schedule “B” to By-law 2015-16

STATEMENT OF SIGNIFICANCE

Description of Property – St. Margaret’s Catholic, 589 Hugel Avenue

St. Margaret’s is a Catholic church built mainly of stone. The church has a second story choir area as well as a bell tower both on the north side of the building. The church is located at the intersection of Hugel Avenue and Third Street, in the Town of Midland.

Statement of Cultural Heritage Value or Interest

Design or Physical Value

Architectural value is primarily concerned with the visual aspects and design qualities of a heritage property. 589 Hugel Avenue is generally well-designed and exhibits some notable design characteristics with respect to decoration, colour, texture and massing. This is exhibited in its forty-five (45) stained glass windows, three (3) of which were crafted by G. Nincheri, noted Canadian artist, eight (8) historic and unique cast bronze bells and original stonework. The structure is an excellent example of gothic revival architecture, specifically that typical of turn of the century Ontario. This is displayed in its simple, European style layout, box-shaped tower, hooded lancet windows and stonework reminiscent of the vernacular fieldstone. The architectural integrity of the structure has been assessed as ‘good’ despite the 1987 rebuild as the alterations and additions to the Church were made without affecting the major stylistic elements of the original property. The property also appears to be in superior physical condition. The designer of the church is known, but is of no particular importance. Although many of the interior elements of the Church were altered or destroyed by the fire, some unique elements, such as the bronze bells remain.

Historical or Associative Value

Historical value relates to the date of construction, trends exhibited by the property, events associated with the property and persons associated with the property. The current structure of St. Margaret’s Catholic Church was constructed in 1914 in the Industrial Development to First World War’ era. The structure illustrates the trend of Midland’s growth from a small rural settlement to the vibrant community it is today, having undergone a significant structural milestone in each of the eras noted in the Evaluation Criteria. While no single event of note is linked to the structure, there are many human interest stories of local significance associated with it. The Church can also be linked directly to several of Midland’s early civic leaders through the history of the congregation, including Baron Von Hugel and Samuel Frazer. The site does not have any known archaeological potential, and it is not part of Midland’s ‘early settlement era’. The Church also illustrates the growth of Midland’s spiritual community when considered a part of the historical grouping of churches finding their roots in the community at the turn of the century.

Contextual Value

Contextual value focuses on how well a property fits in with its surroundings, its prominence as a heritage landmark and its historical association with its surrounding buildings. The property, in conjunction with adjacent properties, contributes to the area's distinctiveness and it has a strong historical association with the neighbourhood as a public use property and continues to serve its original function. The Church is a strong point of reference from several locations in the Town of Midland including Midland Bay. The property does occupy its original site, however, as discussed; the original site elements have been altered substantially. St. Margaret's was also rewarded the Community Value bonus due to its historical significance to the community.

Description of Heritage Attributes

Key exterior attributes that embody the cultural heritage value of St. Margaret's and included in the designation:

- The north, east, and west building façades.
- The second story portion on the south building façade that contains the three (3) historically significant stained glass windows produced by G. Nincheri; a notable Canadian artist.
- The eight (8) brass bells in the bell tower at the north end of the building.

Key interior attributes that embody the cultural heritage value of St. Margaret's and included in the designation:

- The three (3) stained glass windows by G. Nincheri on the South building face that overlook the altar.
- The portion of the original east building façade that has been contained in the new addition.

Exclusions from Designation

The sacred space of the building shall be excluded from the provisions of the Heritage Designation By-law. For the purposes of the By-law, "sacred space" shall mean the portion or portions of the religious heritage building where worship occurs and liturgical elements are present.

For clarity, the "liturgical items" of the building are the crucifix, confessional, holy water fonts, baptismal font, lectern, altars, tabernacles, organ, stained glass windows (save and except the three (3) stained glass windows as indicated in the description of heritage attributes), pews and kneelers, worship or priest chairs and pew in sanctuary, sacristy and stations of the cross.