

**THE CORPORATION OF THE TOWN OF MIDLAND**

**BY-LAW 2010-17**

A By-law to amend By-law #80-69, to clarify the statement of cultural heritage value and the description of heritage attributes of the Midland Public Library under the *Ontario Heritage Act*, 1990

**WHEREAS** The *Ontario Heritage Act*, 1990 authorizes the Council of the Municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of historical or architectural value or interest;

**AND WHEREAS** Section 30.1(2) to (10) permits amendments to the by-law to clarify or correct the Statement of Cultural Heritage Value or Interest or the Description of Heritage Attributes and revise the language of the by-law to make it consistent with the current requirements of the Act or its regulations

**NOW THEREFORE THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE TOWN OF MIDLAND HEREIN ENACTS AS FOLLOWS:**

1. Schedule "A" to By-law # 80-69 is hereby deleted and replaced with Schedule "A" attached hereto.
2. That clause 2 and 3 of By-law # 80-69 be renumbered to 3 and 4, and a new clause 2 be added to By-law # 80-69 as follows:

"2. That the lands known as the Midland Public Library at 320 King Street and as set out in Schedule "A" attached hereto are hereby designated as a property of cultural heritage value for the reasons set out in Schedule "B" attached hereto and forming part of this By-law."
3. By-law # 80-69 is hereby further amended by attaching Schedule "B," as attached hereto as Schedule "B" to By-law # 80-69.
4. That the By-law shall come into force and effect on the final passage thereof.

**BY-LAW READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 22<sup>ND</sup> DAY OF MARCH, 2010.**

**THE CORPORATION OF THE TOWN OF MIDLAND**

---

**MAYOR**

---

**CLERK**

**Schedule "A" to  
By-law 2010-17**

Schedule "A" to By-law # 80-69 (as amended)

**LEGAL DESCRIPTION**

Lot 1 and Lot 2, on the north side of Marey Street, Plan 188,  
in the Town of Midland, County of Simcoe  
and being all of PIN 58464-0075.

## Schedule "B" to By-law 2010-17

Schedule "B" to By-law # 80-69 (as amended)

### STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

The Midland Public Library, located at 320 King Street, is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value and interest. The property meets the criteria for designation prescribed by the Province of Ontario under the categories of design or physical value, historical or associative value and contextual value.

#### Historic Value or Associative Value

The building was designed by David Ewart, Chief Architect for the Department of Public Works in 1913, and was originally Federal Government offices. Ewart designed the building in the style made popular by his predecessors Thomas Fuller and Thomas S. Scott. Initially, the building held the local post office on the first floor, Inland Revenue office on the second floor and featured caretaker's quarters on the attic storey. By 1967 the building had become vacant and was purchased and repurposed as a library. While minor interior alterations occurred, the exterior of the building has remained largely untouched for over ninety-five (95) years.

#### Design or Physical Value

The design and physical heritage value of 320 King Street is attributed to the construction style of the structure. The building features the Town's only public timepiece and is one of few buildings in the area with a limestone façade. The building is considered the signature piece of architecture in Midland and all efforts to retain architectural integrity has been attempted as the Library addition is constructed.

#### *Exterior*

The limestone façade and Romanesque styling of the building, including the mansard roof, high central gable, corner porch and tower are unique to this particular building within the Town. The building has the only public timepiece with four clock faces exposed to the outside which are located and controlled from the fifth floor of the tower.

In 2009, the Library broke ground on a new, fifteen thousand (15,000) square foot addition, the first addition to the building since its construction. Built off the western wall of the original structure, the addition will span three stories and include environmentally-friendly elements such as a rooftop garden. The exterior of the five million dollar (\$5,000,000) project will compliment the original structure but with a more modern appearance. The addition is expected to be completed by spring 2010. **The addition is not included in the heritage designation.**

### *Interior*

The interior of the building has not significantly changed over time nor with the approval of the addition will significant changes take place. The semi circular staircase, providing access to the three levels of the main building, is original to the building and includes a charming example of carved wood railing. The interior was restored in a renovation in the 1980s using what was thought to be original colours and decorative styles. The plaster trim and baseboards were reconstructed. The open space and high ceilings of the great hall on the main floor is reminiscent of the original public space of post office on the main floor.

### Contextual Value

The building has been part of the King Street streetscape for over 95 years and is integrally linked with the downtown. Along with the building's status as a landmark, the structure is also historically linked to its surroundings and its association with local public servants. The close proximity of the waterfront and harbor to the building made it an ideal location for the Inland Revenue office, a crucial component of the shipping industry that dramatically affected the development of the Town.

## **DESCRIPTION OF THE HERITAGE ATTRIBUTES**

The Description of Heritage Attributes includes the following key attributes and apply to the north, south and east original elevations and façades, main entrance, windows, staircase, and trim together with construction materials of limestone and wood their related building techniques and cultural heritage landscape features. A photographic record of the building and the historical aspects of the Midland Public Library is kept in the Planning and Development Department of the Town of Midland.

Key attributes that express the value of the "Midland Public Library" located at 320 King Street include:

### Exterior Elements

- Cut Limestone blocks on the façade located on the north, south, and east elevations along with the foundation of the addition located on the east side of the main building.
- The four faces of the public timepiece on the fifth floor of the tower

### Interior Elements

- The original wood semi circular staircase and carved wood railing
- Open space and high ceilings of the great hall on the main floor.