



**THE CORPORATION OF THE  
TOWN OF MIDLAND**

**NOTICE OF INTENT TO DESIGNATE A PROPERTY  
PURSUANT TO SECTION 29(1) OF THE *ONTARIO HERITAGE  
ACT, R.S.O. 1990, C. 0.18*  
423 HUGEL AVENUE**

**TAKE NOTICE** that the Council of the Town of Midland intends to designate a property municipally known as 423 Hugel Avenue, pursuant to Part IV, Section 29 of the *Ontario Heritage Act, R.S.P. 1990, c.O.18* ("*Ontario Heritage Act*"), as amended, as a property of cultural heritage value or interest.

Please note that no development is being proposed on the property as part of this designation process.

**REASON FOR DESIGNATION**

The property municipally known as 423 Hugel Avenue 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 or physical value, historical or associative value, and contextual value.

**DESCRIPTION OF PROPERTY**

423 Hugel Avenue is a rectangular-shaped lot approximately 1957 m<sup>2</sup> (0.48 acres) in area located on the southeast corner of Queen Street and Hugel Avenue. The property contains a 2.5 storey brick and shingle residence sited almost centrally on the lot. A detached garage connects to a driveway is located along the east property line accessed from Hugel Avenue. The lot contains numerous large deciduous trees along the north and east property lines running along Hugel Avenue and Queen Street respectively. The property is legally described as Lot 1 and 2, Plan 169A

**STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST**

The property has cultural heritage value for its physical/design values, its historical/associative values, and its contextual values. The property contains design/physical value as a unique residence with Queen Anne and Shingle style influences. The elements on the residence that indicate Queen Anne influences include the asymmetrical footprint and elevations, complicated rooflines, bay and oriel windows, deep overhanging eaves, variety of cladding materials including brick and shingling, the flared second storey walls, and the grouping and mix of window styles some with stone sills. The elements that represent the shingle style include the second storey clad in shingles. The property at 423 Avenue is the former home of Captain David Burke, a local ship captain. The maritime industry was one of the foundational industries in Midland, and David Burke directly supported this industry. David's skill as a captain was developed working for prominent businesses in the region, notably including that owned by James Playfair; eventually, he and his brother, Ed, would assume a leadership role in Playfair's company. Later, he played a founding role in the establishment of the Burke Towing &



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Salvage Company, a company that was recognized across the Georgian Bay for its skill. David's work coincided with major regional and local industries, having been involved with log towing, shipping and salvage. He directly participated in these locally important industries and later fostered it through the company he and his brother Ed formed, being the Burke Towing & Salvage Company. The property contains contextual value because it is historically and visually connected to two other properties on the southwest and northwest corners of Hugel Avenue and Queen Street, which were owned by other members of the Burke family. Each of the remaining Burke family residences exhibit various Queen Anne design influences and have existed together since before 1911.

### **HERITAGE ATTRIBUTES**

#### *Design and physical value*

The following heritage attributes represent the design/physical value of the property:

- 2.5 storey residence with Queen Anne and Shingle style influences including the:
  - asymmetrical footprint and elevations
  - complicated rooflines
  - bay and oriel windows
  - deep overhanging eaves
  - variety of cladding materials including brick and shingling
  - flared second storey walls
  - grouping and mix of window styles some with stone sills
  - second storey clad in shingles

#### *Historical and associative value*

The following heritage attributes represent the historical/associative value:

- 2.5 storey residence with Queen Anne and Shingle style influences

#### *Contextual value*

The following heritage attributes represent the contextual value of the property as being historically and visually linked to its surroundings:

- Views of the residence from the property lines at Hugel Avenue and Queen Street

Any person may provide comments on or object to the proposed designation. If you wish to make a submission, you must do so in writing. Written submissions are to be directed to the Clerk's office at [clerks@midland.ca](mailto:clerks@midland.ca) or to [planning@midland.ca](mailto:planning@midland.ca), or the address noted below, no later than **thirty (30) days after the date of this notice** as noted below. Notice of objection must set out the reasons for the objection and be supported by relevant facts.



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Sherri Edgar, Director of Legislative Services/Town Clerk  
575 Dominion Avenue,  
Midland, ON L4R 1R2

If you are submitting letters, faxes, emails, presentations or other communications with the Town concerning this application, you should be aware that your name and the fact you communicated with the Town will become part of the public record. The Town will also make your communication and any personal information in it available to the public unless you expressly request the Town to remove it.

Dated at the Town of Midland this 3<sup>rd</sup> day of March 2026.

Sherri Edgar  
Director of Legislative Services/Town Clerk



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**Location Map**

