



**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*
434 HUGEL AVENUE**

TAKE NOTICE that the Council of the Town of Midland intends to designate a property municipally known as 434 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 434 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 and contextual value.

DESCRIPTION OF PROPERTY

434 Hugel is a rectangular-shaped lot of approximately 736 m² (0.18 acres) in area located on the northwest corner of Queen Street and Hugel Avenue. The property contains a two-storey painted brick residence fronting Hugel Avenue at the south. A parking area exists at the rear (north) of the property. No accessory buildings were observed on the property. The property is legally described as East Part of Lot 1 and 2, Plan 166.

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

The subject 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 example of a vernacular residence with Queen Anne influences using many design elements. Queen Anne design elements include the asymmetrical footprint and elevations, complicated rooflines, angled dormers, variety of gable styles (some truncated) with decorative shingling, two-storey bay with decorative trim, the large wraparound veranda with decorative trim fretwork of floral prints, a sunburst and pendant finials, and the segmental window openings with brick headers, plain lug sills and dogtooth brick design underneath. Vernacular elements included the use of red brick although the brick has now been painted. The property contains historical/associative value for its association with John Bruce Hanly who was a prominent local engineer and company owner in Midland. After completing his schooling, J.B. Hanly, along with his brother, first opened a machine shop that manufactured and repaired a variety of products. Later, they founded the Midland Engine Works Co. and specialized in the building and repairing of marine engines. The maritime industry supported the economic development of the Town by transporting products and materials to and from Midland. This industry was



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once essential to Midland's economy, and it relied on local industries, such as those co-owned by J.B. Hanly, to support it. The property contains historical/associative value for its association with the Burke Family who played a prominent role in the maritime heritage of the Town of Midland. Eliza Adele Burke was married to John Bruce Hanly. Eliza's brothers were Captains David, Ed and Fred Burke. The property contains contextual value because it is historically and visually connected to two other properties on the southeast and southwest 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-storey brick vernacular residence with Queen Anne influences including the:
 - asymmetrical footprint and elevations
 - complicated rooflines
 - angled dormers
 - variety of gable styles (some truncated) with decorative shingling
 - 2-storey bay with decorative trim
 - large wraparound veranda with decorative trim fretwork of floral prints, a sunburst and pendant finials
 - segmental window openings with brick headers, plain lug sills and dogtooth brick design underneath.
 - Large picture window on front façade (south elevation) with stained glass transom

Contextual value

The following heritage attributes represent the contextual value of the property:

- 2-storey brick vernacular residence with Queen Anne influences
- 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 or to 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 3rd day of March 2026.

Sherri Edgar
Director of Legislative Services/Town Clerk



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Location Map

