



**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*
526 HUGEL AVENUE**

TAKE NOTICE that the Council of the Town of Midland intends to designate a property municipally known as 526 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 526 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

526 Hugel Avenue is a corner lot located east of First Street and north of Hugel Avenue with an area of approximately 537 m² (0.13 acres). The property contains the former Midland Public (Carnegie) Library. The former library is one-storey brick, with halfbasement building with stone foundation. An asphalt parking lot is located at the rear of the property, accessed from First Street. The property is legally described as Part of Lots 2 & 3, Plan 306, more particularly described as Part 1, 51R-31628.

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

The subject property has cultural heritage value for its physical/design values, historical/associative values, and contextual values. The property has physical/design value as a unique example of a Carnegie library in Midland. As a Carnegie library the building exhibits common physical/design elements including Beaux-Arts design components accentuated with classical details including the symmetrical front façade with prominent staircase, front gable, large front porch with classical details and supporting classical columns. The raised one-storey form, large windows and simple T-shape of the building also represent the designs preferred for Carnegie libraries. The property has direct associations with the Carnegie Foundation and Carnegie libraries, which provided grants for the design and construction of publicly accessible libraries across Ontario and internationally. Midland received a grant in 1910, and the library building was opened in 1915. The property is also associated with the activity of public education and learning in the Town of Midland, providing free library access to all community members. The property has historical/associative value because the Midland Public (Carnegie) Library building reflects the work of architect W.A. Mahoney, who designed 16 Carnegie libraries across



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southern Ontario, including the Midland Public (Carnegie) Library. His designs for the Carnegie Library were particularly praised by the Carnegie Foundation and the designs were made available as examples for other Carnegie libraries. The library in Fergus shares a similar symmetrical design to Midland, with prominent front porch and stairs. The library remains legible since its construction in 1915 and has remained largely unchanged since the addition in 1919. The property has contextual value because it is functionally linked to its surroundings. The library building is adjacent to the former YMCA building (which opened in 1929) and Knox Presbyterian Church (built 1903) on Hugel Avenue. Together, these properties provided important social support and services to the 20th century Town of Midland. The property has contextual value because the Midland Public (Carnegie) Library is a landmark in the community. It is located on a prominent corner on Hugel Avenue and First Street, which was a primary thoroughfare in the Town. The library remains a defining building on the streetscape given its monumental architectural character and location close to the street.

HERITAGE ATTRIBUTES

Design and physical value

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

- The Beaux-Arts elements with classical details including:
 - symmetrical front façade with prominent staircase
 - front gable with stylized decoration
 - paired windows on front façade with stone lintels, sills at grade and round headed window openings with prominent keystones on the first storey
 - large front porch with classical details and supporting classical columns
 - red brick elevations

- The economical design elements preferred for Carnegie libraries including:
 - raised one-storey form
 - large window openings
 - simple, T-shaped layout

Historical and associative value

The following heritage attributes represent the historical/associative value:

- The Midland Public (Carnegie) Library building

Contextual value

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

- The Midland Public (Carnegie) Library building



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- Location on a prominent corner lot on Hugel Avenue and First Street, sited close to the street
- Monumental scale and design of the building which make it recognizable as a former public building

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.

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

