



**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*  
539 HUGEL AVENUE**

**TAKE NOTICE** that the Council of the Town of Midland intends to designate a property municipally known as 539 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 539 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**

539 Hugel Avenue is located in the downtown area of the Town of Midland. The property occupies its own block and is surrounded by the local street network; at the north of the subject property is Hugel Avenue, First Street is to the east, Barrie Lane is to the south and Preston Lane is to the west. The property is approximately 2100 m<sup>2</sup> (0.52 acres) in area and is almost square in shape. The property is legally described as Lots 4 to 6, Registered Plan 306.

**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 subject property has design/physical value because the 1903 Knox Presbyterian Church is a unique Tudor Gothic architectural style with octagonal form in Midland. The main section of the church building is described as Tudor Gothic, with its notable heavy tower with battlements, buttresses, louvres, Tudor arch openings with tracery and tall and narrow slit windows. To the rear of the main section of the church is a one-storey addition with clerestory that is also circular in form, and reminiscent of early medieval chapter houses in Europe. The property has historical/associative value due to its direct associations with the Presbyterian practice in Midland. Presbyterianism has been practiced in Midland since at least as early as 1867, with services first taking place in private homes. In 1874 the General Assembly of the Canada Presbyterian Church decided to establish a mission in Midland recognizing that Midland would grow with the arrival of the railway. The first Presbyterian church was constructed in 1879 on Manly Street. The congregation's growth led to plans for a new church building more centrally located in Midland, with one constructed on the subject



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property in 1887. This building was removed and construction on the existing church commenced in 1903. Prominent residents such as James Playfair, Douglas Leland White and David Shear Pratt, provided funds for the 1903 church building and served on the building committee. The property has historical/associative value as the church building reflects the works of architects Simpson and Moffat from Toronto who designed the building and who also designed the Sixth Street high school in Midland in 1904. The property has historical/associative value because the 1926 Memorial Sunday School building reflects the work of Wilfred Smith (1886-1947), a local architect from Midland who designed the Sunday School building. Smith also reputedly designed the adjacent Midland YMCA (1928) on Hugel Avenue, St. Mark's Anglican Church parish hall, and additions to the Sixth Street high school and (former) St. Andrew's Hospital. The property has contextual value because the uses of the Knox Church building were functionally linked to its surroundings. The church is adjacent to the former Midland Public (Carnegie) Library (1915) and YMCA building (1928) 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 it is a landmark in Midland. The church building is situated on the corner of Hugel Avenue and First Street. Its physical profile, notably its form, massing and prominent corner tower at the street distinguishes it from other buildings in the surrounding area and make it a highly visible landmark on Hugel Avenue and in the surrounding streetscape.

## **HERITAGE ATTRIBUTES**

### *Design and physical value*

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

- The 1903 main church building as a unique Tudor Gothic design including its:
  - heavy tower with battlements, buttresses, and louvres
  - Form, scale and low massing
  - Footprint as shown in the 1921 (rev. ed. 1928) Fire Insurance Plan
  - monotone red brick façade and cut stone foundation
  - Large window openings with Tudor arch window openings
  - Tall, narrow slit windows on the tower
  - Gable on front entrance with heavy supporting wood brackets over the entrance at Hugel Avenue

### *Historical and associative value*

- The 1903 main church building with its Tudor Gothic design including its:
  - heavy tower with battlements, buttresses, and louvres
  - Form, scale and low massing
  - Footprint as shown in the 1921 (rev. ed. 1928) Fire Insurance Plan



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- monotone red brick façade and cut stone foundation
  - Large window openings with Tudor arch window openings
  - Tall, narrow slit windows on the tower
  - Gable on front entrance with heavy supporting wood brackets over the entrance at Hugel Avenue
- The 1926 Memorial Sunday School building including its:
    - Classical design elements including the brick front façade with the pediment, pilasters, oversized cornice and window openings with flat arch and keystones
    - Tudor arch window on the front façade

Contextual value

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

- Location on a prominent corner lot on Hugel Avenue and First Street, located close to the street
- physical profile, notably its form, massing and prominent corner tower at the 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.

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**

