



**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*
328 FIFTH STREET**

TAKE NOTICE that the Council of the Town of Midland intends to designate a property municipally known as 328 Fifth Street, 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 328 Fifth Street 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

328 Fifth Street is a large, L-shaped property of approximately 4577 m² (1.13 acres) in area located on the north side of Fifth Street between Yonge Street and Hugel Avenue. The property contains a red brick, 2.5 storey main residence located centrally on the lot on a terraced landform, and three accessory buildings north of the residence. The property also contains an expansive front lawn with stone walkway and stairs leading up to the main residence. The property has many deciduous and coniferous trees of varying ages and sizes. The property is legally described as PLAN 306 PT LOT 1 PLAN 374; PT LOTS 6 TO 10 PT LANE RP; 51R38315 PARTS 1 TO 4.

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

The property contains design/physical value as a rare, large estate sized property with the 2.5 storey main residence set well back from Fifth Street and sited centrally on the property on a terraced landform with large, open front lawn and commodious surrounding landscape. The 1.5-storey former automobile storage building associated with the main residence remains in-situ on the property. The property also contains design/physical value as a unique example of a residence with Edwardian Classical influences, but with the residence constructed in a grander scale than other dwellings with Edwardian Classical influences in the neighbourhood. The property has historical and associative value for its direct connection with David Shear (D.S.) Pratt who was a prominent local businessman. The business ventures of D.S. Pratt directly reflected important industries in Midland, having been involved with the Midland Wood Company, the Midland Coal Dock Company and the Midland Drydock Company. All three of these industries were interrelated and contributed to the economic development of the Town of Midland. Lumber was for a time



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one of the most important industries which brought capital into the Town, coal was necessary to power its commercial transportation, and dredging supported the maritime transportation of various goods. A tablet commemorating D.S. Pratt was dedicated inside Knox Presbyterian Church at 539 Hugel Avenue in Midland in 1949. The property contains contextual value because it maintains and supports the character of the immediate area along Fifth Street. The north section of Fifth Street, between Hugel Avenue and ending with 328 Fifth Street, contains a grouping of residences with Edwardian Classical influences as denoted in the common form, scale, massing and architectural details. These residences were all built in the first decades of the 20th century. In addition, the property contains contextual value because it historically linked to the surrounding dwellings on Fifth Street with Edwardian Classical influences, which were all constructed by 1928.

HERITAGE ATTRIBUTES

Design and physical value

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

- Edwardian Classical influences of the residence including the:
 - 2.5 scale and form of the main residence
 - red-brick cladding using stretcher bond brickwork on a brick and stone foundation
 - large, hipped roof, with decorative shingles in the gables
 - frontispiece on the façade
 - prominent veranda supported by grouped round classical columnettes on brick piers
 - large window openings with dichromatic brick jack arches with prominent brick keystones on the main floor and second floors window openings with dichromatic brick segmental arches and prominent brick keystones

- The estate property with its:
 - Main residence set well back from Fifth Street and sited centrally on the property on a terraced landform with large, open front lawn and commodious surrounding landscape
 - 1.5-storey former automobile storage building

Historical and associative value

The following heritage attributes represent the historical/associative value:

- 2.5 scale and form of the main residence



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Contextual value

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

- Edwardian Classical influences of the residence including the:
 - 2.5 scale and form of the main residence
 - red-brick cladding using stretcher bond brickwork on a brick and stone foundation
 - large, hipped roof, with decorative shingles in the gables
 - frontispiece on the façade
 - prominent veranda supported by grouped round classical columnettes on brick piers
 - large window openings with dichromatic brick jack arches with prominent brick keystones on the main floor and second floors window openings with dichromatic brick segmental arches and prominent brick keystones

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

