
To: Mayor and Council

From: Sasha HelmKay, Deputy Clerk

Date: April 7, 2021

Subject: Anten Mills Community Centre - Identification of Heritage Attributes

Report Highlights

- At the October 7, 2020 meeting, Council approved proceeding with formally designating the Anten Mills Community Centre a heritage property under the Ontario Heritage Act (OHA).
- The next step in the designation process is to issue the Notice of Intention to Designate and then present the designation by-law, which requires identification of the key heritage attributes of the Community Centre.
- The Heritage Advisory Committee was presented with a report at their January 26, 2021 meeting outlining potential heritage attributes of the Anten Mills Community Centre for consideration.
- From this meeting the Committee has recommended to Council for approval of six (6) heritage attributes to be included in the notice and designation by-law.

Recommendation

That the report from the Deputy Clerk regarding the Anten Mills Community Centre - Identification of Heritage Attributes, dated April 7, 2021, be received; and,

That Council approve the following heritage attributes to be provided within the Notice of Intention to Designate and Heritage Designation By-law for the Anten Mills Community Centre:

- 1) Anten Mills School Bell Tower
- 2) Original exterior unpainted brick façade and finish
- 3) Original wainscoting and window trim in original schoolhouse portion
- 4) Exposed brick wall in the kitchen
- 5) Original hardwood floor underneath the tile
- 6) Original tongue and groove ceiling underneath the drop ceiling

Background

At the October 7, 2020 meeting, Council approved proceeding with the process to formally designate the Anten Mills Community Centre a heritage property under the Ontario Heritage Act (OHA).

Designation under the OHA recognizes and protects the heritage features of the property. It promotes awareness and ensures that alterations made to these properties are managed effectively respecting the heritage attributes, and it provides protection from demolition.

As outlined in the report, designating a property under section 29 of the OHA is essentially a six-step process:

- 1) Identifying the property
- 2) Researching and evaluating the property
- 3) Serving Notice of Intention to Designate
- 4) Passing and registering the heritage designation by-law
- 5) Listing the property on the municipal Heritage Register
- 6) Listing the property on the provincial Heritage Register

To move forward with the designation, the heritage attributes of the Anten Mills Community Centre need to be identified. It is required under the OHA that these attributes are included in the Notice of Intention to Designate and form part of the heritage designation by-law. Within the October 7th report to Council, staff advised that the identification of the heritage attributes should be done with the assistance of the Heritage Advisory Committee.

What are Heritage Attributes?

Heritage attributes under the Ontario Heritage Act are identified as the particular features that should be protected for the future. For reference, below are some of the heritage attributes of various designated properties in Springwater:

- Fieldstone walls and chimneys
- Original double entry wood doors with stained glass panels and fixed transom
- Original door hardware
- Wrap around porch built with double columns in the Doric style
- Wood mouldings, double pocket doors, bay windows with stained glass
- Original room layout and building perimeter plan
- Exterior unpainted brick finish and accompanying wood trim
- Original door latches, hinges, switch plates and register grates

Heritage attributes can take many forms as can be seen above. In the Ministry of Heritage, Sport, Tourism and Culture Industries Tool Kit – Designating Heritage Properties, it states that:

The Description of Heritage Attributes lists the key attributes of the property. It is not an exhaustive account of the property's heritage attributes. The identification of heritage attributes is a selective process. Only those principal features or characteristics that together characterize the core heritage values of the property should be included.

The Heritage Advisory Committee at their October 27th meeting requested that the Deputy Clerk research potential heritage attributes for designation and provide a report at the January 2021 meeting outlining this research for the Committee's discussion. The Deputy Clerk toured the Anten Mills Community Centre on January 6, 2021 and took pictures of various potential heritage attributes. Focus was on features that were outlined in the historical information provided by community members and the Anten Mills Community Recreation Association.

Conclusion

The Heritage Advisory Committee was presented with the heritage attributes report at their January 26, 2021 meeting. Members reviewed each attribute discussing their historical, contextual and design significance and provided the following recommendation:

Resolution

Moved by: Molloy

Seconded by: Deputy Mayor Coughlin

That the Springwater Heritage Advisory Committee receive the report from the Deputy Clerk regarding the Anten Mills Community Centre Identification of Heritage Attributes; and,

That the Committee recommend to Council that the following heritage attributes be approved and provided within the Notice of Intention to Designate and Heritage Designation By-law for the Anten Mills Community Centre:

1. Anten Mills School Bell Tower
2. Original exterior unpainted brick façade and finish
3. Original wainscoting and window trim in original schoolhouse portion
4. Exposed brick wall in the kitchen
5. Original hardwood floor underneath the tile
6. Original tongue and groove ceiling underneath the drop ceiling

Carried

Below is a summary of each of the proposed attributes recommended by the Heritage Committee for Council's approval.

Anten Mills Community Centre Heritage Attributes

1) Anten Mills School Bell Tower

One of the most interesting features of the building is the bell tower which was added to the school in 1936, 44 years after the original construction in 1892. The original bell tower and bell still stands today on top of the front half of the Community Centre. It is a defining feature as to what the building previously was. Alerting school children to the start of classes and the end of day. Below are current pictures of the bell tower taken on January 6, 2021 with the school plaque.

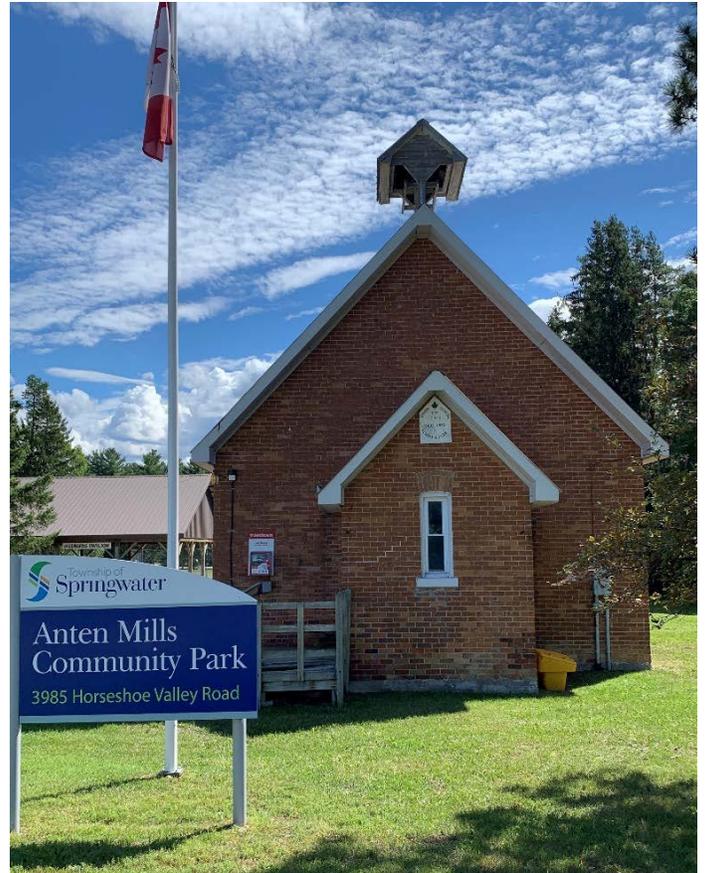


2) Original exterior unpainted brick façade and finish

The school was built in 1891 by Mr. Batterick, a carpenter for Mr. Charles Anderson, the property owner who donated the land for the school. The school was built using donated lumber from Mr. Anderson and bricks that were said to cost \$3.00 per thousand. The construction is one of many examples of how school houses were built in Ontario.

The original unpainted brick exterior of the old schoolhouse is an attribute that needs to be preserved as it forms part of the character of the now Community Centre.

You can see on the old bricks where people have etched names into them, possibly school children from a long time ago or residents. When the addition was added onto the back half of the community centre, its exterior was done in brick to match the old schoolhouse portion of the building. Below is a picture of the building exterior from 1905 and to the right is a picture taken in September 2020.



3) Original wainscoting and window trim in original schoolhouse portion

For the interior of the Anten Mills Community Centre there are features still intact today that are original to when it was the schoolhouse. Specifically, the wainscoting around the interior walls and the window trim in the front half of the Community Centre (not within the addition portion). Although these attributes have been painted since being installed, they are still in great condition and showcase the craftsmanship of the late 1800s.



4) Exposed brick wall in the kitchen

The exposed brick wall in the kitchen was actually the outside wall of the original schoolhouse. When the addition was added, the brick wall was kept showing the delineation between old and new. The window that once looked to the outside is now being used as a pass through from the kitchen to the main hall area. This is now a unique interior feature of the Community Centre and one worthy of protection.



5) Original hardwood floor underneath the tile

An interesting interior attribute of the Anten Mills Community Centre is one that cannot actually be seen currently. Beneath the tile floors in the main hall area are the original hardwood floors of the schoolhouse. The floors can be seen from the ceiling of the basement and from underneath look to be in good condition.



6) Original tongue and groove ceiling underneath the drop ceiling

Like the hardwood floors, the original tongue and groove ceiling in the main hall area is still intact but hidden under the newer drop ceiling. The ceiling planks are different widths which was common to the time period when the school was built. Although this feature is not prominently seen, it still has been preserved and is a piece of the old schoolhouse that hasn't been removed or destroyed.



Next Steps

Once Council has approved the heritage attributes the next step is issuing the Notice of Intention to Designate. A draft of this notice is attached as Appendix A. The notice will be published in the local newspaper outlining Council's intention to designate the Anten Mills Community Centre and will include as legislated under the Ontario Heritage Act:

- The Description of Property so that it can be readily ascertained;
- The Statement of Cultural Heritage Value or Interest which identifies the property's heritage significance;
- The Description of Heritage Attributes outlining the particular features that should be protected for the future; and,
- A statement that notice of objection to the designation must be filed with the municipality within 30 days after the date of publication of the newspaper notice.

If no objections have been filed, Council will be presented with the Designation By-law for approval which will then be registered on title for the property. Any future alterations to the heritage attributes of the Community Centre, or alterations that are likely to affect the attributes, will require Council approval as per the Ontario Heritage Act.

COVID-19 Impacts

When issuing the Notice of Intention to Designate staff will be mindful of current COVID-19 health restrictions and the public's ability to access information. As part of the Notice, it is important to include where the background information on the proposed designation (reports to Council) can be obtained. In addition to the Township website, hard copies would be available at the Administration Centre and the library branches for ease of access. With office closures and changing health restrictions, the Township website will be the main point for additional information on the Anten Mills Community Centre

designation. This has been included in the draft Notice attached as Appendix A. The alternative is members of the public can email the Clerk's Department to have a hard copy sent to them. Providing options is important to the designation process as it ensures transparency and accountability if for any reason an appeal is filed.

Financial Implications

For designating a property under the OHA, there will be costs associated with placing notices in the local newspaper (intention to designate) and registering the designation by-law on title for the property. Council provided direction in 2020 to designate both the Anten Mills Community Centre and the Midhurst Community Centre. Therefore, funds were budgeted in 2021 to finalize the process.

It is also important to note that if the Township's intention to designate is appealed during the notice period, then there could be possible costs associated with the matter being heard at the Conservation Review Board.

Pillars of Commitment

The above initiative supports the following Strategic Pillars of Commitment:

- Community Development

Approvals

Submitted by:	Sasha Helmkey, B.A., Dipl.M.A., Deputy Clerk
Reviewed by:	Renée Ainsworth, AOMC, Clerk
Financial Implications Reviewed by:	Jas Rattigan, CPA, CGA, Director of Finance
Approved by:	Jeff Schmidt, CPA, CGA, Chief Administrative Officer
Version Code:	C04 2021-03-31 12:51 PM 2467650

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Applicable Municipal Policy or Legislation

[Ontario Heritage Act](#)

Attachments

Appendix A – Draft Notice of Intention to Designate

Background or Relevant Reports on Subject

[2019-12-03 Heritage Advisory Committee Agenda - History of Anten Mills Community Centre](#)

[2020-10-07 Report – Heritage Evaluation Anten Mills Community Centre](#)

[2021-01-26 Heritage Committee Report – Anten Mills CC Heritage Attributes](#)