
To: Mayor and Council

From: Sasha HelmKay, Deputy Clerk

Date: July 8, 2020

Subject: Heritage Evaluation – Midhurst Community Centre

Report Highlights

- Council approved the Heritage Advisory Committee conducting heritage evaluations of the 6 community halls owned by the Township.
- The Committee conducted an evaluation of the Midhurst Community Centre on October 22, 2019 based on the heritage evaluation guidelines adopted in 2013.
- From this evaluation, the Committee recognized the hall's importance to the community but did not see significance in the design and physical value of the building.
- Based on the evaluation, the Committee is recommending to Council not to designate the Midhurst Community Centre a heritage property under Section 29 of the Ontario Heritage Act.

Recommendation

That the report from the Deputy Clerk regarding the Heritage Evaluation – Midhurst Community Centre, dated July 8, 2020, be received; and,

That Council support the recommendation from the Heritage Advisory Committee to not formally designate the Midhurst Community Centre, located at 74 Doran Road, a heritage property under section 29 of the Ontario Heritage Act.

Background

The Heritage Committee, at their meeting held on January 30, 2018, discussed the need to evaluate potential properties owned by the Township to assess their heritage value. This discussion was prompted by the future of the Midhurst Community Centre. Based on the Township's proposed Recreation Master Plan, and the final version that was presented to Council on May 2, 2018, one of the recommendations within it is to retire the Midhurst Hall once a new multi-purpose recreation centre is constructed.

The following resolution was passed by the Committee at their January 30, 2018 meeting:

Resolution HC 03 2018

Moved by: Molloy

Seconded by: Andrew

That the verbal update from Councillor McConkey regarding the potential heritage designation for the Midhurst Community Hall be received, and all community halls be evaluated for heritage value, starting with the Midhurst Hall in 2018.

Carried

At the May 16, 2018 meeting, Council approved the Heritage Advisory Committee's request to evaluate Township owned community halls for cultural, heritage value. The halls identified for evaluation were:

- Anten Mills Community Centre
- Elmvale Community Hall
- Grenfel Community Centre
- Hillsdale Community Centre
- Midhurst Community Centre
- Minesing Community Centre

The Heritage Committee developed a three-year Heritage Evaluation Schedule, planning to evaluate two community halls annually. Below is the schedule:

Year	Date	Community Hall
2019	Fall	Midhurst Community Centre
	Fall	Anten Mills Community Centre
2020	Spring	Elmvale Community Hall
	Fall	Grenfel Community Centre
2021	Spring	Hillsdale Community Centre
	Fall	Minesing Community Centre

Due to COVID-19 this schedule will be amended as the spring 2020 evaluation of the Elmvale Community Hall was unable to occur and dependant on health regulations in the fall, the Grenfel Community Centre evaluation may need to be re-scheduled as well. It will be proposed to the Committee that these evaluation(s) be scheduled in early 2022.

Heritage Evaluation Guidelines

To evaluate properties consistently and fairly, the heritage guidelines and evaluation form, attached as Schedule “A”, were developed by the Committee in 2013 in conjunction with legislative requirements. To determine significant historical or cultural value, the Ontario Heritage Act through Regulation 9/06 identifies three equally weighted sections for determining the value of a property:

- Design and Physical Value
 - is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - displays a high degree of craftsmanship or artistic merit, or
 - demonstrates a high degree of technical or scientific achievement.

- Historical and Associative Value
 - has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
 - yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

- Contextual Value
 - is important in defining, maintaining or supporting the character of an area,
 - is physically, functionally, visually or historically linked to its surroundings, or
 - is a landmark. O. Reg. 9/06, s. 1 (2).

The Township’s Heritage Evaluation Guidelines evaluate properties based on these three criteria, and further focus on specific sections under each. The guidelines are used to evaluate all potential properties (private or public) that are being considered for a heritage designation under section 29 of the Ontario Heritage Act. Points are attributed to each category. Each category has five subcategories and is assigned a point value of 0-4. This totals 20 points per section which has a maximum point value of 60 for all three categories.

Evaluation Point Value System

The point values, and resultant Group values, for each of the three sections separately is as follows:

Point Value	Group Value
13+	Group A
9 – 12	Group B
5 – 8	Group C
0 – 4	Group D

For the overall value, the total value of points from all three criteria categories is used to determine the heritage value of the property. The total point values, and resultant Group values, are as follows:

Point Value	Group Value
29+	Group A
25 – 28	Group B
13 – 24	Group C
0 – 12	Group D

A Group A value represents a building or landmark that is of major significance to the Township. A Group B value is of importance. A Group C is of value as part of the Township and a Group D value is of some importance.

A scoring of Group A in any of these areas qualifies the building for a heritage designation, as well as a total of a Group A value in all three criteria categories. A total of a Group B value may be considered for designation at the discretion of the Heritage Committee.

Conclusion

On October 22, 2019, the Heritage Advisory Committee conducted a heritage evaluation of the Midhurst Community Centre, located at 74 Doran Road. Prior to the evaluation, members of the community and the Midhurst Community Recreation Association provided history and information on the hall. This historical information can be found in the link in this report under “Background or Relevant Reports” within the Heritage Committee’s October 22nd agenda. This history assisted members in evaluating each of the qualifications under the criteria categories. Attached as Schedule “B” is the completed evaluation of the Midhurst Community Centre and below is a summary of the point value scores:

Category	Point Value	Group Value
Design & Physical Value	6	C
Historical & Associative Value	10	B
Contextual Value	12	B
Total Point Value	28	
Overall Group Value		B

The overall total point value for the Midhurst Community Centre’s evaluation was 28/60, which equates to a B as the overall group value. As per the evaluation guidelines, a total of a Group B may be considered for designation at the discretion of the Heritage Committee.

At the Committee’s December 3rd, 2019 meeting, members reviewed the evaluation again in detail, discussing different design elements of the community centre and its important connection to the community. At this meeting, the Committee passed the following resolution:

Resolution

Moved by: Gannon
 Seconded by: Molloy

Whereas the Township of Springwater Heritage Advisory Committee conducted a Heritage Evaluation of the Midhurst Community Centre, located at 74 Doran Road, on October 22, 2019; and

Whereas the Committee reviewed the evaluation and the features of the Community Centre in relation to Design and Physical Value, Historical and Associative Value and Contextual Value at their December 3, 2019 meeting; and

Whereas after reviewing the evaluation and assessing the category values provided within the Evaluation Form, the Heritage Advisory Committee recommends to Council that:

The Midhurst Community Centre not be formally designated a heritage property under Section 29 the Ontario Heritage Act;

And that the Deputy Clerk be directed to provide a report to Council outlining the Committee's reasons for its recommendation.

Carried

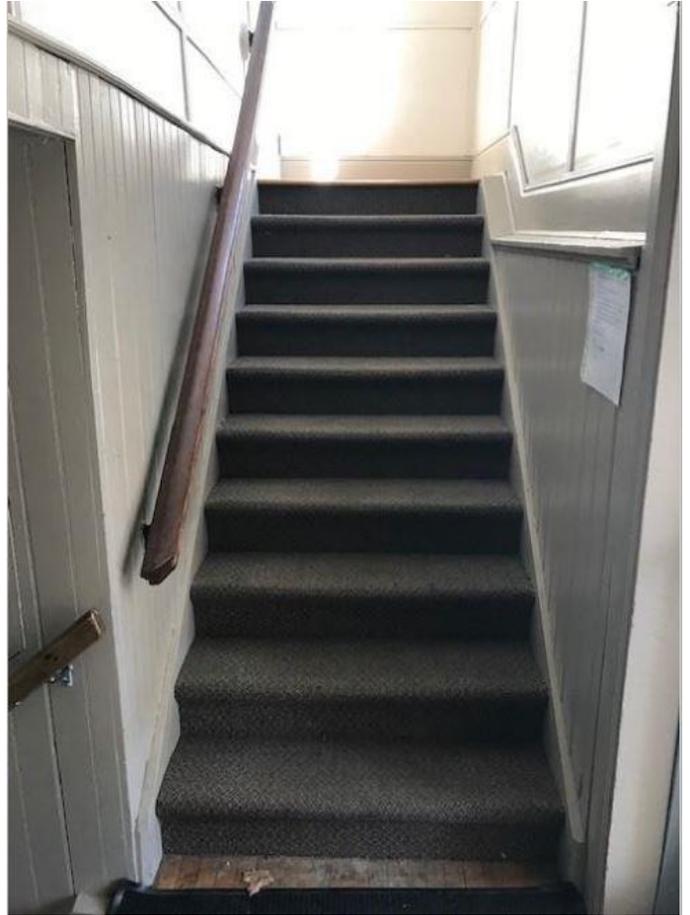
To provide context to the Committee's recommendation, below is a review of the key reasons for point values attributed to the criteria categories for the Midhurst Community Centre in relation to the heritage guidelines.

Design and Physical Value

Score: 6 / 20

The Heritage Advisory Committee recognized that the design of the Midhurst Community Centre is not unusual, and has been renovated since being built in 1927. These renovations include the addition to the east side of the building for washroom facilities, updated flooring, kitchen facilities, updated windows and structural reinforcement, to name a few. Although the dominant character of the building's interior is still intact, it is not notable. Timbers from the original Town Hall were used to build the Community Centre but these are not visible. The construction of the building is one of many examples, made of concrete blocks with a cottage style roof. The building is of no distinct architectural style and is not rare or unique. The architect/builder is not significant and it is noted that much of the labour to build the hall was contributed by local residents. Below are some pictures of the Midhurst Community Centre taken on October 28, 2019:







Historical and Associative Value **Score: 10 / 20**

The score for the age of a building is pre-determined in the heritage guidelines. Being built in 1927, the age of the Midhurst Community Centre scored in the good range. As provided in the history of the building, Vespra Township Council meetings were held in the community centre from 1927-1967, and the local Midhurst churches have held their services there before their own buildings were completed. The original safe for the Town Hall is still located downstairs. In 1968, the Midhurst Hall Board was established, continuing its existence as a focal point of the community. This association to a group of primary importance was recognized by the Heritage Committee, scoring a 3 in the “person or group” category under the evaluation. Although many community events have been held at the hall, there is no significant historic event that has occurred at that particular location. As per the guidelines, only a few buildings will rate under this category. The building has changed moderately over the years with alterations made structurally (addition of buttresses), an addition to the building to accommodate washrooms, and the stage was removed in 1994 to allow for more space in the facility.

Contextual Value

Score: 12 / 20

Under contextual value, the Midhurst Community Centre received its highest score out of the three categories. Although the setting of the building neither adds nor detracts from the area, the site and condition of the building is good and scored high on the evaluation. In regards to the site, the Heritage Committee recognized that the building has not moved since being built and the hall requires minimal work from a heritage aspect. For landscape, the Community Centre scored 0 because there isn't a distinct environmental feature on the property (tree, river, or mountain) that is of historical importance. Under the "landmark" sub category the hall received the highest score. The Heritage Committee understands the Midhurst Community Centre's cultural value to the area. The hall symbolizes the community for many residents and it has served as the focal point of many festivals (Autumnfest), events, and a meeting spot for service clubs, sports associations, etc.

Summary

Evaluating a property not only involves understanding the overall context of a community's heritage and how the property being evaluated fits within that context, but it also involves a clear examination of the property for any physical evidence of its heritage features or attributes. The Midhurst Community Centre, from a community context, is significant and an important landmark to residents. This was very evident to the Committee during and before the evaluation, with community members being eager to share the hall's history and provide supporting material. However, community context is only one element to an evaluation. Site analysis of the Midhurst Community Centre by the Committee showed that, although the shell of the structure itself has relatively remained the same, the heritage attributes are not significant. A property does not need to be in its original condition to be deemed heritage, but any alterations made to the building should continue to represent or support its cultural heritage value. The design and physical value of the Midhurst Community Centre is not notable, and alterations made have not supported the original character of the building. For these reasons, the Heritage Advisory Committee has recommended to Council not to designate the community centre.

Facility Audits

This year audits were to be completed for all Township owned facilities as approved in the 2020 budget. Due to COVID-19 and the vacancy of the Director Position in the Recreation, Parks and Facilities Department, these facility audits may not be able to proceed this year.

In relation to these audits when they are able to occur, although the heritage evaluation of the community halls is a different process, it is important to note that a heritage designation can have an impact on it through costs associated with repairing and updating designated features if identified in the audit. Until the audits have been

completed, it is unknown what, if any, impact there could be. However, it should be considered and mentioned when discussing the heritage evaluations and recommendations regarding designations of these Township owned facilities.

Financial Implications

The Heritage Advisory Committee conducted the evaluation during their regular scheduled October meeting. As such, no additional costs were incurred to complete the evaluation. Remuneration paid to Committee members for regular scheduled meetings is budgeted for.

Pillars of Commitment

Not applicable.

Approvals

Submitted by: Sasha Helmkey, B.A., Dipl.M.A., Deputy Clerk

Reviewed by: Renée Ainsworth, AOMC, Clerk

Financial Implications Reviewed by: Jane Corbeil, CPA, CMA, Director of Finance/Treasurer

Approved by: Jeff Schmidt, CPA, CGA, Chief Administrative Officer

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Applicable Municipal Policy or Legislation

[Ontario Heritage Act](#)

Attachments

Schedule "A" - Heritage Evaluation Guidelines and Form

Schedule "B" - Midhurst Community Hall Heritage Evaluation

Background or Relevant Reports on Subject

[2018-05-16 Heritage Committee – Evaluation of Community Halls](#)

[2019-10-22 Heritage Advisory Committee Agenda - History of Midhurst Community Centre](#)