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ONTARIO HERITAGE TRUST

MAY 12 2011

RECEIVED

Township of Edwardsburgh/Cardinal

www.edwardsburghcardinal.ca

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SPENCERVILLE, ONT.
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MEMO

Date: May 5, 2011.

To: Jim Leonard, OHA Registrar, Ontario Heritage Trust, 10 Adelaide Street East, Toronto, ON, M5C 1J3.

From: Debra McKinstry, Clerk/Planning Administrator
Township of Edwardsburgh/Cardinal

Subject: ***Notice of Passing of Designation By-law respecting the Spencerville Mill, 11 Water Street (Spencerville), in the Township of Edwardsburgh/Cardinal***

Please find enclosed the Notice of Passing of a By-law along with a certified copy of the By-law and attached schedules designating the property described above as being of cultural heritage value or interest under Part IV of the *Ontario Heritage Act*.

Thank you,

A handwritten signature in cursive script, appearing to read "Debra McKinstry".

enclosed

**CORPORATION OF THE
TOWNSHIP OF EDWARDSBURGH/CARDINAL**

BY-LAW NO. 2011-33

**“BEING A BY-LAW TO DESIGNATE THE PROPERTY KNOWN AS THE
SPENCERVILLE MILL AT 11 WATER STREET (SPENCERVILLE) AS
BEING OF CULTURAL HERITAGE VALUE OR INTEREST”**

WHEREAS Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O. 18 (as amended) authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of cultural heritage value or interest; and

WHEREAS the Council of the Corporation of Township of Edwardsburgh/Cardinal supports the designation of the property described herein; and

WHEREAS a Notice of Intention to Designate has been published and served in accordance with the Act, and there has been no Notice of Objection served on the Clerk;

NOW THEREFORE the Council of the Corporation of Township of Edwardsburgh/Cardinal HEREBY ENACTS as follows:

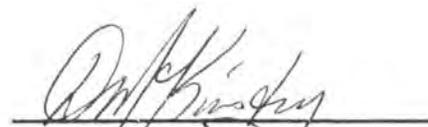
1. The property known as the Spencerville Mill at 11 Water Street (Spencerville) more particularly described in Schedule "A" is hereby designated as being of cultural heritage value or interest pursuant to Part IV of the *Ontario Heritage Act*.
2. The Clerk shall cause a copy of this by-law to be registered against the property described in Schedule "A" to this by-law in the proper Land Registry Office.
3. The Clerk shall cause a copy of this by-law to be served upon the owners of the property and upon the Ontario Heritage Trust and to cause notice of this by-law to be published in the local newspaper having general circulation in the municipality in accordance with Council's Procedure By-law.
4. The Clerk shall serve and provide notice of this by-law in accordance with the Act.
5. The short statement of the reason for the designation of the property, including a description of the heritage attributes are set out in Schedule "B" to this by-law.
6. The affidavit of Debra McKinstry, Clerk attached as Schedule "C" hereto shall form part of this by-law.

Read a first and second time in open Council this 25th day of April, 2011.

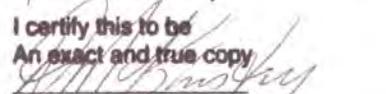
Read a third and final time, passed, signed and sealed in open Council this 29th day of April, 2011.



Mayor



Clerk

I certify this to be
An exact and true copy

Clerk
Township of Edwardsburgh/Cardinal

Schedule 'A', By-law 2011-33

LEGAL DESCRIPTION

Part Mill Plot, Plan 40, designated as Part 3 on Plan 15R-5780, Township of
Edwardsburgh/Cardinal, County of Leeds and Grenville, SAVE AND EXCEPT Part 1
on Plan 15R-6183

68141 – 0354 (LT)

Schedule 'B', By-law 2011-33

STATEMENT OF THE REASON FOR THE DESIGNATION OF THE SPENCERVILLE MILL

The property known as Spencerville Mill at 11 Water Street (Spencerville) is worthy of designation under Part IV of the Ontario Heritage Act for its cultural heritage value. The property meets the criteria for designation prescribed by the Province of Ontario under the three categories of design or physical value, historical value and/or contextual value.

DESCRIPTION OF THE PROPERTY

The Spencerville Mill is located in the community of Spencerville, at 11 Water Street, approximately 100 metres west of the bridge on County Road 44 that spans the South Nation River in the Township of Edwardsburgh/Cardinal. The two-story plus basement fieldstone building was constructed in 1862-64 on the banks of the South Nation River. Two masonry additions adjoin the mill to the east and one modern addition on the west.

STATEMENT EXPLAINING THE CULTURAL HERITAGE VALUE OR INTEREST OF THE PROPERTY

The Spencerville Mill demonstrates the establishment of a mill and associated agricultural village in mid 19th century Ontario, which historically had a number of other businesses and small industries that opened around the mill to serve the surrounding agricultural community.

The mill contains sufficient milling and power train equipment used as an interpretation tool for visitors who can gain an understanding of a feed mill operation during the 1930s. Given the mill's proximity to the South Nation River and its long use as an industrial site, the mill property possesses high archaeological potential.

Mills such as the one in Spencerville were once an extremely common building type found on rivers and streams throughout the province.

There are few mills that remain intact in the province; with the Spencerville Mill as the last remaining mill on the South Nation River.

The mill also exhibits a significant level of technical achievement by demonstrating the evolution of mill technology in Ontario from undershot waterwheel (medieval system) to turbine (20th century), to coal, gasoline, and then electricity. The Spencerville Mill is a recognizable landmark within its region and community.

Historical / Associative Value:

Spencerville Mill is historically significant for its association with the development of the milling industry in Spencerville, and the establishment of the community. The present mill structure, the second mill structure on the site, was constructed between 1862 and 1864 by Robert Fairbairn.

In 1886, a severe fire damaged the building leading to a major reconstruction of the interior and the roof structure. After the building was reconstructed, it was sold to Thomas Bennett. In 1903 Hatch and Barnard rented the property from the Bennett family. This partnership dissolved one year later.

In 1912 J.F. Barnard purchased the property and continued to convert the business from a grist and flour milling operation to a commercial feed mill. The mill became known for the "Grow or Bust" trademark poultry feed which was one of the earliest domestic lines of balanced feeds produced in Canada. In 1934, J.F. Barnard's sons Percy and Walter changed the mill from an undershot waterwheel, whose reliability varies with seasonal water levels, to a turbine system.

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Schedule 'B', By-law 2011-33

Spencerville became a regional service centre for agriculture. In the 1930s Spencerville had a population of approximately 250, and, in addition to the mill, a number of services were available for the agricultural community including a railway depot, post office, blacksmith, tinsmith, and five general stores. The town developed into a farming supply point, a location of wool processing and other small-scaled industries.

As the regional economy and milling technology changed, the mill evolved and continued to play an important role in the community. The owners also became wholesalers and distributors of farm merchandise. A hardware store was added to the mill property in 1955. Ted Barnard continued to run the family milling business until it closed in 1972.

In 1982 the South Nation River Conservation Authority acquired the property and transferred it to the Eastern Valley Heritage Foundation (now the Spencerville Mill Foundation), which had been created to preserve the mill and interpret its history.

Design / Physical Value:

Spencerville Mill is an example of a mid 19th century vernacular building. The two-storey plus basement gray fieldstone (limestone, sandstone and shale) masonry walls of Spencerville Mill dominate the local landscape. The mill is framed with heavy timber construction.

The high ceilings and large open spaces of the two upper floors are indicative of the functional requirements of the milling process. There is a room for machinery, belt lines and storage for a range of products. The high ceilings are dictated by the machinery, for example, the grain chutes that require long falls to function properly.

The proportions of the building are informed by the power train, scale of operation and spans of timber members. The simple, yet robust exposed wood structure, bare walls and large spans is typical of late 19th century mill construction and contributes to the utilitarian character of the spaces.

Two stone additions were built on the east side of the mill –one is two storeys and the other is one storey– which utilizes the masonry of the original mill.

The building's interior houses some of the original machinery, tools and fitments used in the grist-milling process from the late 19th century to the mid-20th century such as the single and double roller mills, plate grinder, bolter and scale.

The system of wooden chutes and belt driven elevators for the transport of grain and feed are integrated into the building's structure.

Contextual Value:

Located alongside the South Nation River, the Spencerville Mill is a local landmark and the focus of a series of attractive riverside vistas.

The mill can be seen from the bridge that spans County Road 44 on approach from Water Street.

The masonry-lined river bank, the concrete dam, steel sluice, masonry and concrete channels and piers form the immediate cultural landscape and are directly associated with the operation of the mill.

DESCRIPTION OF THE HERITAGE ATTRIBUTES OF THE PROPERTY:

Unless otherwise indicated the reason for designation apply generally to all interior spaces, finishes, materials of construction and detailing; all exterior facades and building fabric, foundation, roof and roof trim, all doors, windows, other structural openings and associated trim, all architectural detailing, construction materials of wood, stone, brick, plaster parging, metal and glazing and related building techniques; fencing; all trees, shrubs, hedgerows, other vegetation and the grounds and vistas generally.

To ensure that the cultural heritage value of this property is conserved, certain heritage attributes that contribute to its value have been identified specifically and they include:

Historical or Associative Value:

- Direct association with the development of the milling industry in Spencerville and area;
- Contributes to the understanding of the settlement and development of Spencerville and its role as an agricultural service centre for the surrounding region;
- Associations with prominent area business persons including Robert Fairbairn, Thomas Bennett and the Bennett family and J. F. Barnard;
- The mill has played an important role in the community for 150 years;
- Contributes to an understanding of milling operations and related technology, along with its role in agricultural production;
- Mill produced the "Grow or Bust" trademark poultry feed which was one of the earliest domestic lines of balanced feeds produced in Canada.

Design or Physical Value:

Exterior:

- The randomly coursed field stone (limestone) masonry walls;
- The simple cubic massing of the main building;
- The spill-way and retaining walls;
- The reconstructed timber loading dock (ca. 2001);
- The reconstructed multi-paned paired windows (1999-2001);
- The flat masonry arches supporting some window openings;
- The timber lintels supporting some window openings;
- The extremely low-pitched gable roof (2 in 12);
- The one-storey and two-storey additions with gable roofs on the east side;
- Addition on the west side (ca. 2004-2006).

Interior:

- All floors:
 - The lime-washed exposed masonry walls on all floors;
 - The exposed heavy timber frame beams, joists, columns, cross-bracing, roof trusses and rafters on all floors;
- Basement:
 - The wood stairs;
 - The fixed milling equipment including: elevators, power train, universal gear, turbine, belts, fly wheels, main gear assembly, and drive wheels;
- Ground Floor:
 - The fixed milling equipment including: weigh scale, grain chutes, bagger for buckwheat flour and cornmeal, bucket grain elevators, single and double roller mills and plate grinder;
- Second Floor:
 - The fixed milling equipment including: power train, and bolter.

Schedule 'B', By-law 2011-33

Contextual Value:

- Its proximity to the South Nation River;
- Its masonry-lined river bank;
- Its concrete dam, steel sluice, masonry and concrete channels and piers;
- The view of the mill from the bridge;
- The view of the mill from the pond.

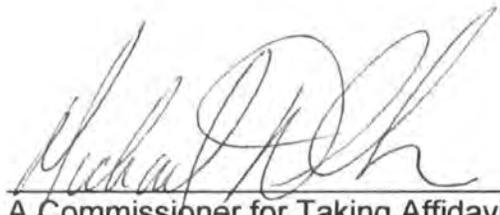
Schedule 'C', By-law 2011-33

AFFIDAVIT OF DEBRA McKINSTRY

I, DEBRA McKINSTRY, of the Township of Edwardsburgh/Cardinal, MAKE OATH AND SAY:

1. I am the Clerk for the Corporation of the Township of Edwardsburgh / Cardinal and as such I have knowledge of the facts herein contained.
2. In accordance with Part IV of the Ontario Heritage Act subsection 29 (3), the public notice of intention to designate the property known as the Spencerville Mill was served on the owner of the property and the Ontario Heritage Trust and was advertised, in the form attached as Exhibit A to this my affidavit, in the local newspaper having general circulation in the municipality in accordance with Council's Procedure By-law.
3. The by-law to designate the property known as the Spencerville Mill came before Township Council at a Council meeting April 29, 2011 and was approved.

SWORN before me at the Township)
of Cardinal/Edwardsburgh)
this 4th day of May, 2011.)


A Commissioner for Taking Affidavits, etc.

Michael Wildman, Deputy Clerk and by
virtue of this Office is a Commissioner etc.,
United Counties of Leeds and Grenville
for the Corporation of the Township of
Edwardsburgh / Cardinal