

THE CORPORATION OF THE TOWN OF AMHERSTBURG
BY-LAW NUMBER 2021-079

A By-law to designate the property known as the “St. Anthony School” as being of cultural heritage value or interest.

WHEREAS the *Ontario Heritage Act* 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 authority was granted by Council to designate the property located municipally at 109 Park Street and known as the “St. Anthony School”, as being of cultural heritage value or interest;

AND WHEREAS the St. Anthony School is legally described as:

LT 1 E/S KEMPT ST, 3 E/S BROCK ST, 18 W/S KEMPT ST, 19 W/S KEMPT ST PL 1
AMHERSTBURG; PT KEMPT ST PL 1 AMHERSTBURG CLOSED BY R1109842; PT EPT LT 2
CON 1 MALDEN AS IN R1143624; AMHERSTBURG

AND WHEREAS the Council of the Town of Amherstburg has caused to be served upon the owners of the land and premises known as the St. Anthony School and upon the Ontario Heritage Trust, Notice of Intent to designate the property and has caused the Notice of Intent to be published in a newspaper having general circulation in the municipality as required by the Ontario Heritage Act;

AND WHEREAS the property’s cultural heritage value or interest, its important physical heritage attributes, and therefore its reasons for designation are summarized and set out in Schedule “A” to this bylaw;

AND WHEREAS a more fulsome description of the history and cultural heritage value of the Gordon (McLeod) Residence is set out in Schedule “B”;

AND WHEREAS the St. Anthony School is visually represented in Schedule “C”;

AND WHEREAS any future interventions or changes to the property shall follow commonly used heritage-conservation best practices, as set out in Schedule “D”;

NOW THEREFORE the Council of the Corporation of the Town of Amherstburg hereby enacts as follows:

1. The property at 247 Brock Street, known as the St. Anthony School and more particularly described in Schedule “A” is hereby designated as being of cultural heritage value or interest, for the reasons set out in Schedules “A” and “B”.
2. Any future interventions or changes to the property shall follow commonly used heritage-conservation best practices, as set out in Schedule “D”.

ATTACHMENT 1 – DRAFT DESIGNATION BY-LAW

3. The Town Solicitor is authorized to cause a copy of this by-law to be registered in the proper Land Registry Office against the property located at 247 Brock Street and legally described as:

LT 1 E/S KEMPT ST, 3 E/S BROCK ST, 18 W/S KEMPT ST, 19 W/S KEMPT ST PL 1
AMHERSTBURG; PT KEMPT ST PL 1 AMHERSTBURG CLOSED BY R1109842; PT EPT LT 2
CON 1 MALDEN AS IN R1143624; AMHERSTBURG

4. The Town clerk is authorized to cause a copy of this bylaw to be served upon the owner of the property located at 247 Brock Street, and upon the Ontario Heritage Trust and to cause notice of this bylaw to be published in a newspaper having general circulation in the Town of Amherstburg as required by the *Ontario Heritage Act*.

Read a first, second, and third time and finally passed the 13 day of December, 2021.

MAYOR – ALDO DICARLO

CLERK – VALERIE CRITCHLEY

SCHEDULE “A” - STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND HERITAGE ATTRIBUTES

Description of Property

247 Brock Street, Amherstburg, Ontario

LT 1 E/S KEMPT ST, 3 E/S BROCK ST, 18 W/S KEMPT ST, 19 W/S KEMPT ST PL 1
AMHERSTBURG; PT KEMPT ST PL 1 AMHERSTBURG CLOSED BY R1109842; PT EPT LT 2
CON 1 MALDEN AS IN R1143624; AMHERSTBURG

known as the “St. Anthony School”

Statement of Cultural Heritage Value of Interest

Built 1910-11, and expanded in 1929, the building has design value unique as a substantial and important example of Romanesque Revival-style architecture in the Town of Amherstburg; Classical Revival-style elements also distinguish the building.

The building also has physical value being unique for its extensive use of local limestone, which was not a commonly used building material in the Town despite being a local material. It is one of only a small number of limestone buildings in the town, and among the most substantial.

Originally St. Anthony School, the property has historical value in the community as an important and integral educational institution. From 1912 to 1972 the building was a hub of educational activity, serving as a Roman Catholic Separate School, initially to serve lower grades.

The property has contextual value being historically and visually linked to its surroundings adjacent to St. John the Baptist Roman Catholic church. With the church building, the property recalls the significant historical presence of the Roman Catholic church in the town.

With the school building’s prominent and distinctive physical presence on a corner lot visually linked to the adjacent church, the building stands out in an otherwise residential neighbourhood.

Heritage Attributes

The primary exterior heritage attributes (character-defining elements) of the property are its:

Exterior:

- Original location and placement on Brock Street, adjacent to St. John the Baptist Roman Catholic church;
- Rectangular, two-storey form on a raised basement;
- Hipped primary roof; gabled (pedimented) frontispiece; metal roofline cornices; secondary metal cornices atop doorways; exterior stone chimney;
- Masonry construction and limestone facades with sandstone detailing; the limestone main exterior stairs;
- Fenestration, symmetrical in arrangement; wooden sash windows; single and double doorways and assemblies with transom lights above.

ATTACHMENT 1 – DRAFT DESIGNATION BY-LAW

Interior:

- two staircases with wood balustrades;
- interior spacial configuration;
- wood finishes comprising door and window casings, baseboards, and doors throughout.

SCHEDULE “B” – STATEMENT OF SIGNIFICANCE

Description

Built 1910-11, with a 1929 extension, St. Anthony School is two-storey, limestone-clad building designed in the Romanesque Revival style, with Classical Revival style influences. The property is in a historic residential area adjacent to St. John the Baptist Roman Catholic Church.

Heritage Value

St. Anthony School has design value unique as a substantial and important example of Romanesque Revival-style architecture in the Town of Amherstburg; Classical Revival-style elements also distinguish the building. Aligning the building with the Romanesque Revival style are elements such as its rough-faced stone finish and rounded-arch windows, while classical-style cornices, the pedimented frontispiece, and doorway fanlights further contribute to the composition.

The original building is the work of a renowned Detroit architect, Peter Dederichs. Dederichs designed numerous buildings for the Roman Catholic Dioceses of Detroit, including the impressive 1885 St. Mary's Roman Catholic Church. In Canada Dederichs also designed many buildings for the Roman Catholic Church, most notably the 1907-08 Gothic Revival-style chapel at Assumption Roman Catholic College in Windsor. The 1929 addition was designed by the prolific Windsor firm of Pennington & Boyde, who were favoured architects of the Roman Catholic church in the region, and who designed a broad spectrum of residential, institutional, ecclesiastical and commercial buildings in the southwestern Ontario.

The building also has physical value being unique for its extensive use of Amherstburg limestone, which was not a commonly used building material in the Town despite being a local material. Berea sandstone was used for the detailing and smooth finishes. It is one of only a small number of limestone buildings in the town, and among the most substantial.

Originally known as St. Anthony School, the property has historical value in the community as an important and integral educational institution. From 1912 to 1972 the building was a hub of educational activity, serving as a Roman Catholic Separate School, initially to serve lower grades. When the addition was completed in 1929, the school was able to serve children up to Grade Eight. From 1974 – 2020 the building became the House of Shalom, a non-denominational youth centre.

The property has contextual value being historically and visually linked to its surroundings adjacent to St. John the Baptist Roman Catholic church. With the church building, the property recalls the significant historical presence of the Roman Catholic church in the town.

With the school building's prominent and distinctive physical presence on a corner lot visually linked to the adjacent church, the building stands out as a landmark in an otherwise residential neighbourhood.

**SCHEDULE “C” – IMAGES OF THE ST. ANTHONY SCHOOL
247 BROCK STREET PHOTOGRAPHS**



Historic view of West (main) and North Facades, no date, Marsh Collection Society PC100.14



West (Main) façade of 247 Brock Street (August 9, 2021)

ATTACHMENT 1 – DRAFT DESIGNATION BY-LAW



North façade of 247 Brock Street (August 9, 2021)



South façade of 247 Brock Street (September 2, 2021)

ATTACHMENT 1 – DRAFT DESIGNATION BY-LAW



East facades of 247 Brock Street (August 9, 2021)

ATTACHMENT 1 – DRAFT DESIGNATION BY-LAW



An example of one of the two staircases of 247 Brock Street (August 9, 2021)

SCHEDULE “D” – “THE STANDARDS”

(Standards and Guidelines for the Conservation of Historic Places in Canada, Parks Canada, 2010)

General Standards for Preservation, Rehabilitation and Restoration

1. Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character-defining elements. Do not move a part of an historic place if its current location is a character-defining element.
2. Conserve changes to an historic place that, over time, have become character-defining elements in their own right.
3. Conserve heritage value by adopting an approach calling for minimal intervention.
4. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.
5. Find a use for an historic place that requires minimal or no change to its character-defining elements.
6. Protect and, if necessary, stabilize an historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
8. Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.
9. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.

Additional Standards Relating to Rehabilitation

10. Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.
11. Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.

12. Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.

Additional Standards Relating to Restoration

13. Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.

14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.