

APPENDIX A

Description of Property – 195 Bagot Street, Colchester Schoolhouse

195 Bagot Street is located at the corner of Bagot and Sullivan Street in the hamlet of Colchester and is legally described as LOT 5 W/S BAGOT STREET, PL 18 COLCHESTER; PT LOT 5 E/S SYDENHAM STREET, PL 18 COLCHESTER PT 2, 12R6837, ESSEX. It is comprised of the Colchester Schoolhouse: a one-and-half storey, one room brick schoolhouse built in 1881. The property forms part of a small historic precinct of buildings and landscapes along the waterfront.

Statement of Cultural Heritage Value and Interest

195 Bagot Street retains significant historical, architectural and contextual value as a one – room brick schoolhouse built in 1881. Built to replace an earlier structure, the Colchester Schoolhouse (known as School Section Two S.S. #2) functioned as a central educational and community space for the village of Colchester and the broader rural area.

Like many rural schools, the Colchester Schoolhouse served an important role in educating generations of children until it was closed in 1965, when educational institutions were centralized in the Town of Harrow. The Schoolhouse is also representative of the region's unique social history as a racially integrated school, in contrast to nearby segregated schools. Despite the integration of black and white children, local histories indicate the presence of racism through the Schoolhouse's history.

Known locally as "The Little Red School" in Colchester, the brick building was built in a Victorian vernacular architectural style, comparable to other one-room schoolhouses patterned from the 1866 *Canada Farmer* stylized building plans. The style is characterized by a square footprint, gabled massing, elongated rectangular fenestration, and a prominent belfry. Architecturally, the Colchester schoolhouse contains a number of decorative embellishments including carved keystones, raised quoins, and dogtooth course brick trim along the roofline.

The rural schoolhouse style illustrates the trend in the Ontario education system during the 19th century. Championed by Dr. Egerton Ryerson (1803-1882), the "father" of public education in Ontario, one-room schoolhouses provided local education and community and were the model of education in Ontario for generations.

Description of Heritage Attributes

Key exterior attributes that embody the Colchester Schoolhouse as a good example of a 19th century rural schoolhouse and as a central educational and community space for the village of Colchester include its:

- Location at the northwest corner of Bagot and Sullivan Street
- Contextual relationship of the property with the village historic precinct including the frontages and views to the church building, rectory, cemetery, and chapel;
- Mass, form, and style of original schoolhouse;
- Red brick cladding in common brick bond on all four elevations;
- Fieldstone foundation;
- Roof belfry with square housing, bell, and finial;
- Later brick chimney and crown;
- Dogtooth stringcourse brick trim along roofline.
- All existing window openings topped with rowlock and header brick voussoirs and underscored by cast stone lug sills;
- Projecting keystones with central keystone carved with floral motifs and flanking label stop stones;
- Decorative stretcher course quoins arranged and offset in three course sections;
- Inset date stone under southern gable apex reading "School Section No. 2, 1881";
- Round vent opening under northern gable apex;
- East yard, from Bagot Street, with views to the schoolhouse;
- South yard, from Sullivan Street, with views to the schoolhouse