



## Report to Council

Department: Development Services

Division: Planning

Date: March 15, 2021

Prepared by: Rita Jabbour, RPP, Manager, Planning Services

Report Number: PLANNING2021-06

Subject: Notice of Intention to Designate (195 Bagot Street, Colchester Schoolhouse)

Number of Pages: 11 including attachments

### Recommendation(s)

**That** Planning report PLANNING2021-06 entitled "Notice of Intention to Designate (195 Bagot Street, Colchester Schoolhouse)" prepared by Rita Jabbour, RPP, Manager, Planning Services dated March 15, 2021 be received, and

**That** Council authorize the 'Notice of Intention to Designate' for the property municipally known as 195 Bagot Street (Colchester Schoolhouse), and

**That** the Notice be published in a newspaper having general circulation in the Municipality and the Notice be served on the Ontario Heritage Trust in accordance with subsection 29 (3) of the Ontario Heritage Act.

### Purpose

To inform Council of the cultural heritage value and interest of the property at 195 Bagot Street South (Colchester Schoolhouse). Serving Notice of intention to designate is

required under section 29 of the Ontario Heritage Act if Council intends to designate a property to be of cultural heritage value or interest.

## Background and Discussion

Council may, by bylaw, designate a property within the Municipality to be of cultural heritage value or interest if the property meets the prescribed criteria and the designation is made in accordance with the process set out under section 29 of the Ontario Heritage Act (hereinafter referred to as the “Act”).

Ontario Regulation 9/06 establishes the criteria for determining cultural heritage value or interest for the purposes of clause 29 (1) (a) of the Act. In accordance with the prescribed regulations, a property may be designated under section 29 of the Act if it meets one (1) or more of the following criteria:

1. The property has design or physical value, or
2. The property has historical value or associate value, or
3. The property has contextual value.

### Statement of Cultural Heritage Value or Interest

The property at 195 Bagot Street obtains its cultural heritage value and interest from the Colchester Schoolhouse structure itself.

The Schoolhouse has **design and physical value** because it is a rare, unique and representative example of a style, type and construction method. The Schoolhouse was built in a Victorian vernacular style as evidenced by its architectural features and was patterned after a school house design and building notes published in the 1866 *Canada Farmer* newspaper. The style was characterized by a square footprint, gable massing, elongated rectangular fenestration and a prominent belfry. Architecturally, the Schoolhouse includes a number of decorative embellishments including carved keystones, raised quoins, and dogtooth course brick trims

along the roofline, which have been identified as significant heritage attributes which provide the building with its cultural heritage significance under **Appendix A** of this report.



**Figure 1.** Photo of Schoolhouse looking Southwest from Bagot Street and depicting gable massing, quoins and prominent belfry (Photo Courtesy: Jeremy Parsons, 2020)



**Figure 2.** Inset date stone under dogtooth stringcourse brick trim along roofline  
(Photo Courtesy: Jeremy Parsons, 2020)



**Figure 3.** Window voussoir with central keystone carved with floral motif and flanking label stop stones with cross motifs (Photo Courtesy: Jeremy Parsons, 2020)



This rural Schoolhouse style also illustrates the trend in the Ontario education system during the 19<sup>th</sup> century. Championed by Dr. Egerton Ryerson (1803-1882), the “father” of public education in Ontario, one-room schoolhouses provided local education and were the model of education in Ontario for generations.

The Schoolhouse has historical value because it yields, or has the potential to yield, information that contributes to an understanding of the community and culture. The Schoolhouse is representative of the region’s unique social history as a racially integrated school, in contrast to neighbouring segregated schools. Despite the integration of white and black children, local histories indicate the presence of racism through the Schoolhouse’s history.



**Figure 4.** Photo of Schoolhouse and cohort from 1888.



**Figure 5.** Photo of Schoolhouse and cohort from 1928.

The location of the Schoolhouse at 195 Bagot Street has contextual value because it is important in defining the character of the area, is historically linked to its surroundings and is a local landmark. Known locally as the “Little Red School” and officially as School Section Two (S.S. #2), within the former Township of Colchester, the Schoolhouse was built at its present location to replace two (2) previous structures. The Schoolhouse functioned as a central educational and community space for the Village of Colchester and the broader rural area. The Schoolhouse’s location at the northwest corner of Bagot and Sullivan Street and its east and south yard with views to the Schoolhouse have been identified as significant heritage attributes which provide the property with its cultural heritage significance under **Appendix A** of this report.





**Figure 6.** Location Map of 195 Bagot Street

Like many rural schools, the Schoolhouse served an important role in educating generations of children until it was closed in 1965 when the community's educational institutions were centralized in Harrow. The Schoolhouse and grounds are also part of a small historic precinct of public and religious buildings and cultural landscapes located along the waterfront, and is connected to the history of the Village of Colchester and the surrounding area. The property's contextual relationship with the village historic precinct including its frontages and views to the Christ Church building, rectory, cemetery and cemetery chapel has been identified as a significant heritage attribute which provide the property with its cultural heritage significance under **Appendix A** of this report.



**Figure 7.** Contextual photograph looking Northwest showing proximity to Christ Church  
(Photo Courtesy: Jeremy Parsons, 2020)





**Figure 8.** Contextual Photograph looking North down Bagot Street (Photo Courtesy: Jeremy Parsons, 2020)

### Designation Process

Before giving Notice of its intention to designate, a Council must consult with its municipal heritage committee, in accordance with subsection 29 (2) of the Act. The Essex Municipal Heritage Committee (EMHC) was presented with the statement of cultural heritage value and list of heritage attributes detailed in **Appendix A** of this report at their regular meeting on **Thursday February 25, 2021**. The Committee provided its support for the designation of 195 Bagot Street through resolution (**EMHC-21-02-15**).

Should Council support the recommended action to initiate the notice of intention to designate, a notice will be served on the Ontario Heritage Trust and published in the local newspapers. A person who objects to a proposed designation shall, within thirty (30) days after the date of publication of the notice of intention, serve on the Clerk of the municipality a notice of objection setting out the reason for the objection and all relevant facts. Where a notice of

objection has been served, the Council shall, upon expiration of the thirty-day period, refer the matter to the Conservation Review Board for a hearing and report.

If no notice of objection is served within the 30-day period, the Council shall:

- (i) pass a by-law designating the property, OR
- (ii) withdraw the notice of intention to designate the property by causing a notice of withdrawal be published in a newspaper having general circulation in the municipality and served on the Ontario Heritage Trust

In accordance with the Act, any permit that allowed for the alteration or demolition of the property that was issued before the day the notice of intention to designate was served is void as of the day the notice is given (No permit respecting the property has been issued).

If designated, no present or future owner of the property shall alter or permit the alteration of the property if it is likely to affect the property's heritage attributes as identified in **Appendix A** of this report. Designation does not prohibit the alteration of interior space or the continued use and enjoyment of the property and building for its present or future purpose as identified under the Town's Comprehensive Zoning Bylaw, Bylaw 1037.

## **Financial Impact**

195 Bagot Street is presently owned and assumed by the Town of Essex. The Town will be responsible for maintaining the building and its heritage attributes as it has since acquisition. Financial impacts will be presented to Council during the annual budget process if future restoration work is required to the building's heritage attributes. No immediate works are proposed/required.

## **Consultations**

Doug Sweet, Director of Community Services/Deputy CAO

Jeffrey R. Morrison, Director, Corporate Services/Treasurer

## Essex Municipal Heritage Committee (EMHC)

### Link to Strategic Priorities

- ☐ Manage, invest and plan for sustainable municipal infrastructure which meets current and future needs of the municipality and its citizens.
- ☐ Create a safe, friendly and inclusive community which encourages healthy, active living for people of all ages and abilities.
- ☐ Provide a fiscal stewardship and value for tax dollars to ensure long-term financial health to the municipality.
- ☒ Manage responsible and viable growth while preserving and enhancing the unique rural and small town character of the community.
- ☐ Improve the experiences of individuals, as both citizens and customers, in their interactions with the Town of Essex.
- ☐ Improve the Town's capacity to meet the ongoing and future service needs of its citizens while ensuring the corporation is resilient in the face of unanticipated changes or disruptions.



### Report Approval Details

Document Title:	Notice of Intention to Designate (195 Bagot Street, Colchester Schoolhouse).docx
Attachments:	- Appendix A.docx
Final Approval Date:	Mar 9, 2021

This report and all of its attachments were approved and signed as outlined below:



**Lori Chadwick, Director, Development Services - Mar 8, 2021 - 2:05 PM**



**Chris Nepszy, Chief Administrative Officer - Mar 9, 2021 - 5:21 PM**