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Properties

PIN37255 - 0095 LT

DescriptionPT LT 12 CON 13 OSPREY AS IN R466528; GREY HIGHLANDS

Address468083 12TH CONCESSION B
FEVERSHAM

RECEIVED
2024/12/09
(YYYY/MM/DD)
Ontario Heritage Trust

Applicant(s)

This Order/By-law affects the selected PINs.

NameTHE CORPORATION OF THE MUNICIPALITY OF GREY HIGHLANDS

Address for Service206 Toronto Street South, Unit 1
Box 409
Markdale, ON N0C 1H0

This document is being authorized by a municipal corporation Paul McQueen, Mayor & Amanda Fines-VanAlstine, Acting Clerk.
This document is not authorized under Power of Attorney by this party.

Statements

This application is based on the Municipality By-law See Schedules.

Signed By

Edward Brian Veldboom

505 Memorial Av., box 158
Orillia
L3V 6J3

acting for
Applicant(s)

Signed 2024 06 07

Tel705-325-1326

Fax705-327-1811

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

RUSSELL, CHRISTIE, LLP

505 Memorial Av., box 158
Orillia
L3V 6J3

2024 06 07

Tel705-325-1326

Fax705-327-1811

Fees/Taxes/Payment

Statutory Registration Fee\$69.95

Total Paid\$69.95

File Number

Applicant Client File Number : 41-174-254

The Corporation of the Municipality of Grey Highlands

By-law No. 2024-029

**Being a By-law to Designate the dwelling located at
468083 Concession 12B, Feversham, Grey Highlands
as a Heritage Property**

Whereas, pursuant to Section 29, Part IV of the Ontario Heritage Act, R.S.O. 1990, chapter O.18, the council of a municipality is authorized to enact by-laws to designate a property within the municipality to be of cultural heritage value or interest; and

Whereas, 468083 Concession 12B is the civic address of the property which houses the historic schoolhouse known as the Ladybank Schoolhouse with a roll number of 420814000803700; and

Whereas, the Council of the Corporation of Grey Highlands through Heritage Grey Highlands Committee have been in discussion with the owners of the property who have agreed to and requested the designation; and

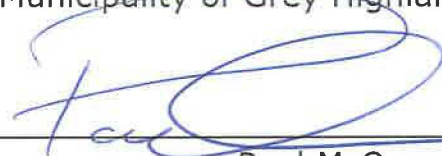
Whereas, Council directed staff at the November 15, 2023 Council meeting to proceed with the requirements to bring forward a by-law to designate the property as a Heritage Property and the required notice was posted in the Flesherton Advance on January 31, 2024 and received no objections within the 30 day period;

Now Therefore the Council of the Municipality of Grey Highlands hereby enacts as follows:

1. That the real property described as the historic schoolhouse located at 468083 12th Concession B CON 13; PT LOT 12; Former Township of Osprey, Grey Highlands having roll number 420814000803700 is hereby designated to be of cultural value or interest under section 29 of the Ontario Heritage Act.
2. That the description of the property, statement of its cultural heritage value or interest, and the description of its heritage attributes are set out in schedule A attached hereto and forming part of this by-law.
3. That the Clerk be authorized to have a copy of this by-law registered against the property at the land registry office, served on the property owner and notice publish notice in a newspaper having general circulation in the Municipality.

Read a first, second and third time, and finally passed on April 03 2024.

The Corporation of the
Municipality of Grey Highlands



Paul McQueen, Mayor



Amanda Fines-VanAlstine, Acting Clerk

Ladybank Schoolhouse (S.S. # 6, Osprey)

Location: 468083 Concession 12 B, Feversham, Osprey Township, Grey Highlands.
Situating approximately 5 km northwest of Feversham on the north side of Concession 12B about halfway between Road 45 and the junction with Grey Rd 2.

Property Description:

The building sits on 1.057 acres, a rectangle lot with dimensions of 165 ft frontage by 264 ft depth. The building footprint size is approximately 1,075 sq ft and is located in the southwest corner of the lot with access from a circular driveway. The building is oriented with the longer sides facing to the east and west. The timber frame structure with clapboard siding built 1876 is a typically sized one-room schoolhouse topped by a gable roof and bell, having a covered entry porch protruding from the façade onto the roadside access driveway. Originally the east wall had an identical bank of windows as those remaining on the west wall, but these were removed in 1923 so that students would consistently have light coming in over their left shoulders. In converting to a private residence c.1970, the northeast corner was partitioned to create a bedroom, a door was added to the northwest corner and a window placed in the north wall. The enclosed entry porch originally had a double south-facing entry door with two interior doors to enter the classroom – one for girls, the other for boys. During renovations, one of these interior doorways was removed so that half the porch could become a bathroom and the interior wall would be a bank of kitchen cabinets, a window was installed in place of the entry door which was moved to the east side of the porch. Otherwise, much of the interior and exterior wooden doors, windows, floors, paneling & clapboard siding are original. In the yard, some property lines are still lined with heritage split rail fencing; there is a well with an old handpump in the roadside (south) yard; several old-growth trees dot the property.

Ladybank Schoolhouse Criteria for Cultural Heritage Value or Interest:

The property has **design value** because it is a **representative example** of a typically sized oblong one-room schoolhouse with a bell having side window banks for natural light and having an entry porch (cloak room) with separate doors for boys and girls.

The property has **physical value** because it is a **locally rare example** of a wooden schoolhouse that has survived more than 130 Grey County winters and the loss of its original purpose.

The property has **historical value** because it was the first school founded in north Osprey and has **direct associations with** many generations of the students living in rural Osprey Township over the more than 100 years it operated as a school.

The property has **historical and associative value** because it **yields information that contributes to understanding** how rural schools worked, how their existence impacted on the residents, and how historic decisions reflect upon current trends. E.G. The fact that in 1921 the eastern windows were removed to provide consistent light coming over the left shoulder was only beneficial to right-handed students.

The property has **contextual value** because it is **physically and historically linked to** the surrounding farm properties that provided the school’s students, and especially to the farm directly across the road where many of the early teachers boarded.

Description of Heritage Attributes:

Key attributes that exemplify the physical and design value of the schoolhouse include:

- The shape and massing of the original schoolhouse structure and entry porch
- The cupola and bell installed above south end of gable roof
- Original clapboard siding on south, west and north side
- Wooden frames, and sills of the 4 over 4 original double-hung windows
- Original interior woodwork including windows & sills, barge-board paneling, doors & door frames, plank flooring

Key attributes that contribute to the historical and associative value of the Ladybank Schoolhouse include:

- Location in relationship to surrounding farm properties
- Antique iron hand pump above well
- Split rail fencing
- Heritage trees