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Centre Wellington

ONTARIO HERITAGE TRUST
FEB 14 2019
RECEIVED

February 1, 2019

2474496 Ontario Ltd.
615 Orangeville Road
Fergus, ON N1M 1T9

Dear Property Owner:

Please take notice that, the Council of the Corporation of the Township of Centre Wellington passed designation by-law 2017-41, designating the property below as a property of cultural heritage value or interest under Part IV of the Ontario Heritage Act, R.S.O. 1990 (Ch.O.18, Sec. 29).

**24 North Broadway Street
Belwood, Ontario**

Attached is a copy of the notice of passing which was published in the newspaper on January 31st, 2019, and the designation by-law which has been registered on title, fulfilling the requirements of the Act. Please let me know if you have any questions.

Yours truly,

Mariana Iglesias, MCIP, RPP, CAHP

Encl.

Copy: Ontario Heritage Trust, 10 Adelaide St. E., Toronto ON M5C 1J3

TOWNSHIP OF CENTRE WELLINGTON

BY-LAW NO. 2017-41

A By-law to designate the lands and buildings at
24 North Broadway Street
to be of cultural heritage value or interest

WHEREAS:

1. The *Ontario Heritage Act*, R.S.O. 1990, c. 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;

2. On the advice of the municipal heritage committee, Council of the Corporation of the Township of Centre Wellington has caused to be served upon the owners of the lands and premises known municipally as 24 North Broadway Street and upon the Ontario Heritage Trust notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in a newspaper having a general circulation in the municipality;

3. The reasons for designation are set out in Schedule "B";

4. No notice of objection to the proposed designation has been served upon the clerk of the municipality;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF CENTRE WELLINGTON HEREBY ENACTS AS FOLLOWS:

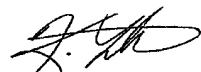
1. There is designated as being of cultural heritage value or interest the real property more particularly described in Schedule "A", municipally known as 24 North Broadway Street;

2. The Township's legal representative is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule "A" in the proper land registry office;

3. Township staff is hereby authorized to cause a copy of this By-law to be served upon the owner of the property and upon the Ontario Heritage Trust and to cause notice of this By-law to be published in a newspaper having general circulation in the City.

4. This By-law shall come into force and take effect upon its final passing.

Read a first, second and third time and finally passed this 26th day of June, 2017.



Mayor – Kelly Linton



Clerk - Kerri O'Kane

Schedule "A"
Legal Description

24 North Broadway Street, legally described as:
LT 7 NORTH OF GRAND RIVER PL 78 WEST GARAFRAXA; LT 8 NORTH OF
GRAND RIVER PL 78 WEST GARAFRAXA; LT 9 NORTH OF GRAND RIVER PL 78
WEST GARAFRAXA; PT LT 6 NORTH OF GRAND RIVER PL 78 WEST GARAFRAXA
AS IN RON99760; CENTRE WELLINGTON

PIN: 71494-0096 (LT)

Schedule "B"
Reasons for Designation

The reasons for designation are as follows:

The cultural heritage value of 24 North Broadway Street resides in its design/physical value, its historical/associative value and its contextual value.

Design or Physical Value

The structure located at 24 North Broadway Street is significant because it is an early pre-Confederation one storey stone village schoolhouse. Its design is typical with separate boys and girls entrances on the front façade. It was constructed in two stages, likely of locally quarried fieldstone and sand for the mortar is thought to have been produced from local kilns. The facades are finished with raised pointing to resemble cut stone. The building's medium pitch roof is typical of school houses of this era, as is the decorative rooftop bell cote and weather vane along the ridge closest to the street. The central red brick chimney on the rear gable end of the 1873 addition is likely original. The design echoes the Georgian principles of simplicity, symmetry and solidity yet exhibits some decorative elements as seen in the rounded entrance doors and central window on the front facade. The design also exhibits the principles set out for rural schools in the Province's first manual of school design. After the school's closing to the public in 1966, modifications began being made over time to house a weaving school with accommodations, then a restaurant use, until it closed its doors permanently in 2001.

Historical or Associative Value

The structure at 24 North Broadway Street is significant for its association to the growth and evolution of the public school system locally. It was constructed initially as a one room schoolhouse, known as S.S.#7 (School Section No. 7), and commissioned by the Trustees of Belwood School in 1861. The school was constructed on Lots 7 to 9 after an effort by the Trustees to purchase and assemble the lands and is thought to have replaced an earlier log school house though no evidence has been found to support this. The first section or "lower school" as it was known, was constructed circa 1861 and is presently the back portion of the building. The newer "upper school" was constructed in 1873 as the school outgrew the original space and was used as the senior room, thus creating two rooms.

It is significant because it served the local educational needs for the Village of Douglas/Belwood and the surrounding area for over 100 years and its list of attendees included many people who were significant to the community. When it was constructed it embodied the principles set out in the 1857 (republished in 1876) publication of the province's first manual of school design "The School House: Its Architecture, Internal and External Arrangements", authored by John George Hodgins". The Belwood Schoolhouse represents several of the province's principles of good school design, including: being located on a well-traveled road, on a hill, on an adequate sized lot, safe drinking water, separate boys' and girls' entrances, among others.

It was also significant for its continued community use as a weaving school which housed approximately 10 students on site after the initial school's closing in 1966, then served as a critically acclaimed restaurant during the 1990s. The *Kitchener-Waterloo Record* once listed the Schoolhouse Country Inn and Restaurant as "one of the most romantic dining spots in the region". Shell Canada purchased the property in 2001 and closed its doors at the end of the year in order to clean up the contamination on site from the adjacent Belwood Motors site. It has remained vacant since.

The builder is unknown but is possibly the same McDonald & Co. that constructed the nearby church, which was constructed during the same period and is of similar style and materials.

Contextual Value

24 North Broadway Street is significant for its contribution to the Village of Belwood's historic streetscape and is a well-known local landmark. It is located on the main street in Belwood, which is also a significant traffic thoroughfare through the County and links the north and south areas of the Township. The property is in close proximity to Belwood Lake

where the students and their families often swam and skated. The building has contributed to the educational and social needs of its residents and has attracted tourists as a prominent restaurant before its closure in 2001.

It is also surrounded by other heritage buildings, contributing to an understanding of the evolution of the community. It is located in what was once the centre of the village, near the post office, two former bank buildings and a church. This area was a hub of social activity in Belwood's (Douglas') early days. The building is visually linked to the collective architecture, use of construction materials (local stone), scale, massing, setbacks and height of the homes and other institutional buildings in the area, including St. John's Presbyterian Church.

Description of Heritage Attributes to be Protected:

- Height, massing and rectangular footprint of the two sections of the original 1861 and 1873 school house
- Medium pitched gable roof with turned eaves and wood bell cote and weather vane structure
- Locally quarried stone and raised pointing resembling cut stone, granite/split field stone quoins on the 1861 portion and dressed limestone quoins on the 1873 addition
- Classically proportioned window fenestration pattern (originally 6 over 6 double hung) with rounded stone (granite or dressed limestone) lintels on the front façade of the 1873 addition
- Wood sills on the original 1861 section and dressed limestone sills on the 1873 addition
- Original door and window openings on east (front) façade
- Single chimney on 1861 original building and two chimneys on 1873 addition
- Stone rotunda attached to north side of original 1861 section

Note: There is currently a large one storey concrete block addition on the north side of the building which is not included in the designation and there would be no objections to its removal. The stone rotunda (parged with concrete) is thought to be an early addition to the building and efforts should be made to retain it.

**NOTICE OF THE PASSING OF VARIOUS HERITAGE DESIGNATION BY-LAWS
BY THE CORPORATION OF THE TOWNSHIP OF CENTRE WELLINGTON**

TAKE NOTICE that the Council of the Corporation of the Township of Centre Wellington passed By-laws to designate the following properties to be of cultural heritage value or interest under Part IV of the Ontario Heritage Act, R.S.O. 1990, c.O.18:

- By-law 2019-01 – to designate 45 Colborne Street (Plan 181, Lot 1 and Pt Lot 2, formerly in the Village of Elora), passed on January 21, 2019 under Section 29 of the Act
- By-law 2019-02 – to designate 209 Menzies Lane (Plan 239, Pt Lot U, RP61R-11476, Part 1, formerly in the Town of Fergus), passed on January 21, 2019 under Section 29 of the Act
- By-law 2018-60 – to designate 37 McNab Street (Plan 181, Lot 2, formerly in the Village of Elora), passed on September 24, 2018 under Section 29 of the Act
- By-law 2017-41 – to designate 24 North Broadway Street (Plan 78, Lots 7 to 9, Pt Lot 6, formerly in the Township of West Garafraxa, Village of Belwood), passed on June 26, 2017 under Section 29 of the Act
- By-law 2017-63 – to designate 495 Union Street West (Plan 77, Pt Lot D, RP61R-3005, Part 1, formerly in the Town of Fergus), passed on August 28, 2017 under Section 29 of the Act

For additional information, including full descriptions of the reasons for designation relating to the above designated properties please contact Mariana Iglesias, Senior Planner (519-846-9691 x289).

Dated at the Township of Centre Wellington this 31st day of January, 2019.

Kerri O'Kane,
Municipal Clerk
1 MacDonald Square
Elora, Ontario
N0B 1S0