

NOTICE OF INTENTION TO DESIGNATE

PROPERTY IN THE MATTER OF THE ONTARIO HERITAGE ACT

R.S.O. 1990 (Ch.O.18, Sec. 29)

Take notice that the Council of the Corporation of the Township of Centre Wellington intends to designate the property municipally known as 27 Broken Front Path Pvt. in the Township of Centre Wellington, as a property of cultural heritage value or interest under Part IV of the *Ontario Heritage Act*, R.S.O. 1990, as amended, (Ch.O.18, Sec. 29).

Description of Historic Place: 27 Broken Front Path Pvt. is located on Part Lot 5, Southeast side of the River, Broken Front Concession, Nichol, being Part 3 on Plan 61R-22313; save & except 61M252; together with an easement over Part 1 on Plan 61R-22313 as in R0665555; Township of Centre Wellington, County of Wellington. The property is located on the south side of South River Road, West of Gilkison Street. The property is a consolidated parcel consisting of at least 2 former addresses and is approximately 5.5 hectares in size. It supports a 1-storey log dwelling with modern additions (formerly addressed as 32 Broken Front Path Pvt.) and a 1 ½ storey Ontario Gothic Revival-inspired cottage with a large bank barn (both formerly addressed as 27 Broken Front Path Pvt.), along with wooded areas and numerous mature trees. The structures are accessed from the street via a private road called Broken Front Path Pvt. (Private). The property is surrounded mainly by single detached, large-lot residential dwellings to the north and east, and a new residential subdivision to the south and west.

Statement of Cultural Heritage Value or Interest: The cultural heritage value of 27 Broken Front Path Pvt. resides in its design/physical value, its historical/associative value, and its contextual value.

Historical or Associative Value

The property is significant because it has potential to yield information about the theme and general concept of early agricultural settlement in Centre Wellington, specifically former Nichol Township. The property contains 2 distinct dwellings that are associated with early families, including the Holman, Chalmers, Darcy, Connon, Holman, Hansen and Meyer families. The log dwelling (formerly 32 Broken Front Path Pvt.) displays evidence of early 19th century construction, though its construction date cannot be confirmed. Research suggests it may have been constructed by John Holman between 1849-1854 when he owned the property. Research also suggests it may have been moved to this location, possibly from the adjacent Mennie family property on the east half of Lot 5 (a log house existed on the Mennie property in the 1861 census). In 1891, the census lists the Darcy family as living in a 1-storey wood house with four rooms. The log dwelling is an example of a 19th century log house, modified over time, but representative of a common structure that played a role in 19th century rural life.

The property also has associative value as it contains a dwelling (formerly 27 Broken Front Path Pvt.) that may have been designed by prominent conservation architect Bruce Napier Simpson Jr. The Ontario Gothic Revival-style cottage was originally built in the 1950s by Ove and Ester Hansen with a prominent addition on the front in the latter part of the 20th century (possibly 1970s). It is thought to have been designed by Napier Simpson Jr. or based on his design, though this has not been confirmed. It was also known as “Kilmarnock” for a time after the purchase of the property by James Chalmers in 1966, founder of St. John’s-Kilmarnock School. The site supported a nursery in the late 20th century from which a donated tree was planted at the Elora cenotaph and decorated at Christmas.

Design or Physical Value

The property is significant as it demonstrates design or physical value through the two dwellings on the property. The older log dwelling is significant because it is a representative and increasingly rare example (in the Township) of an early 19th century log dwelling, as evidenced through its hand-hewn log construction with keyed corners, where each log was beveled prior to being put in place. The foundation of the log house does not appear to be original, suggesting that it may have been moved from a nearby location, possibly the adjacent Mennie farm property on the east half of Lot 5. Though prevalent at the time of its construction, few examples of log houses remain in the Township today. Some historic records indicate that the log portion of the dwelling was constructed sometime prior to 1891, potentially earlier than 1861, possibly when the property was owned by John Holman, with later additions added. The north elevation is the original front façade of the dwelling. The central door and windows are modern replacements, but appear to respect the original openings on the original front facade.

The 1 ½ storey white stucco Ontario Gothic Revival-inspired cottage on the property is significant because it is a representative example of an architectural style prevalent in rural Ontario at the time of construction and is thought to be a B. Napier Simpson Jr. design, a prominent Ontario architect and conservationist. Based on available records, it is likely that the house was constructed by 1954, with addition(s) in the latter 20th century. The building’s architectural elements are representative of the Gothic Revival style because they include a central peak within an end-gabled roof, symmetrical façade with additional elegant features, including the entrance portico supported by squared columns, embellished door with sidelights and transom, double hung window with eyebrow window above in the central peak, large paired rectangular windows with wood surrounds on each side of the central door and on the main floor of the right side elevation, with decorative non-operational wooden shutters on all windows, ornamental paired brackets under the eaves, and a finial on the central peak. The house also features paired red brick chimneys. The rear L-shaped wing is possibly the original cottage on the property that was added to over time, but it is not considered to have value.

Contextual Value

The property has some contextual value because it contributes to the rural residential character of the area although the surrounding landscape has changed as a result of encroaching residential development. The buildings and trees are visually and historically linked to their surroundings, though the landscape and its elements are no longer functionally linked to the surroundings as a former farmstead. The property's features, including remnants of 19th and early 20th century structures with their architectural design and landscape patterns, long tree-lined private drive and large mature trees, are reflective of Nichol Township's rural history. However, the features do not have strong or direct functional or contextual relationships to one another, and several features that would be part of a 19th agricultural landscape are no longer present. The numerous mature trees, including linear plantings and a row of trees on either side of Broken Front Path, are thought to be evidence of the property's time as a nursery.

Description of Heritage Attributes to be Protected

Log Dwelling

- Height, scale and massing of the original 1-storey log portion of the dwelling
- The pitch and overhang of the roof of the original log dwelling
- Log construction and materials of the original log dwelling
- Stone foundation of the original log dwelling
- Fenestration pattern of doors and windows on the original section, where visible on the exterior, specifically the former front (north) facade

Gothic Revival Style Dwelling:

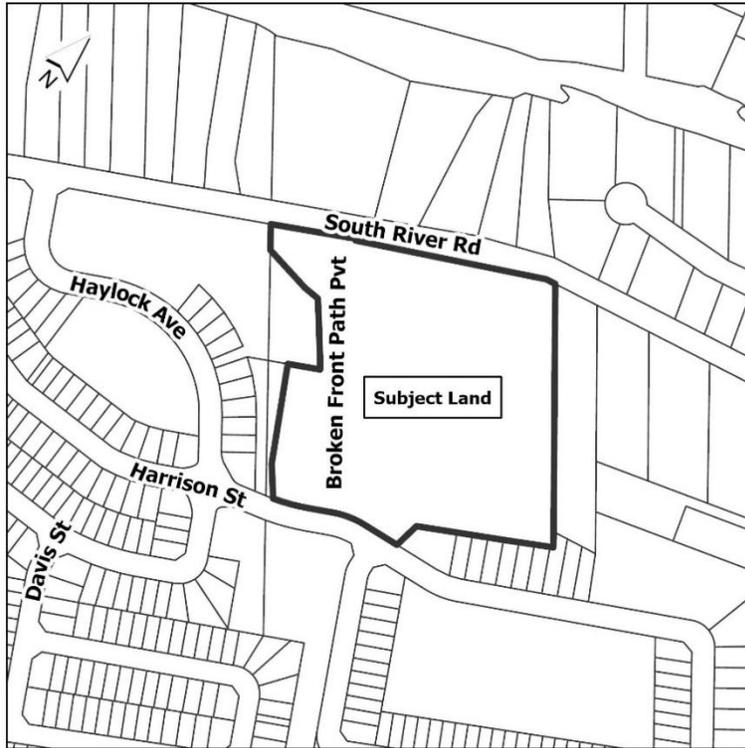
- Height, scale and massing of the original 1 ½ storey dwelling
- The pitch and overhang of the roof on the main section
- Paired brick chimneys in their original locations
- Fenestration pattern of doors and windows
- Original wood windows, where present
- Portico, including squared columns, roof and decorative woodwork
- Front door with sidelights and transom
- Decorative shutters, paired brackets and finial

Excluded from the Heritage Attributes to be Protected

- Later additions to the original log dwelling
- Rear portion/addition to the 1 ½ storey Gothic-Revival style dwelling
- 19th century bank barn (to be removed)
- Tree lined driveway

For further information with respect to the proposed designation, please contact Deanna Maiden, Senior Development Planner at (519) 846-9691, ext. 292.

Notice of objection to the proposed designation, together with a statement of the reasons for the objection and all relevant facts may be served to the Clerk of the Township of Centre Wellington on or before March 5th, 2026.



Dated at the Township of Centre Wellington this 3rd day of February, 2026.

Kerri O’Kane, Clerk
1 MacDonald Square
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