

**The Corporation of the City of Kawartha Lakes**  
**Agenda**  
**Kawartha Lakes Municipal Heritage Committee Meeting**

**KLMHC2024-004**

**Thursday, April 4, 2024**

**5:00 P.M.**

**Council Chambers**

**City Hall**

**26 Francis Street, Lindsay, Ontario K9V 5R8**

**Members:**

Councillor Ron Ashmore

Ann Adare

William Bateman

Athol Hart

Julia Hartman

Skip McCormack

Ian McKechnie

William Peel

Jon Pitcher

Tyler Richards

Sandy Sims

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<b>1.</b>	<b>Call to Order</b>	
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<b>2.</b>	<b>Administrative Business</b>	
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5.5	Heritage Conservation District Subcommittee	
6.	<b>Correspondence</b>	
7.	<b>New or Other Business</b>	
8.	<b>Next Meeting</b>	
9.	<b>Adjournment</b>	

**The Corporation of the City of Kawartha Lakes**  
**Minutes**  
**Kawartha Lakes Municipal Heritage Committee**  
**Meeting**

**KLMHC2024-003**

**Thursday, March 7, 2024**

**5:00 P.M.**

**Council Chambers**

**City Hall**

**26 Francis Street, Lindsay, Ontario K9V 5R8**

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**1. Call to Order**

A. Hart called the meeting to order at 5:01 p.m. with the following members present: Councillor Ashmore, A. Adare, W. Bateman, J. Hartman, S. McCormack, I. McKechnie, J. Pitcher, and S. Sims.

Absent: T. Richards

Staff: E. Turner, Economic Development Officer - Heritage Planning, L. Love, Economic Development Officer - Curatorial Services, D. Goodwin, Economic Development Officer - Arts and Culture, C. Arbour, Economic Development Officer - Community, K. Maloney, Economic Development Officer - Agriculture, M. Faulhammer, Planner II

**1.1 Land Acknowledgement**

A. Hart read the Land Acknowledgement.

**2. Administrative Business**

**2.1 Adoption of Agenda**

**KLMHC2024-023**

**Moved By** S. McCormack

**Seconded By** W. Bateman

**That** the agenda be adopted as circulated.

**Carried**

**2.2 Declaration of Pecuniary Interest**

There were no declarations of pecuniary interest disclosed.

**2.3 Adoption of Minutes**

**2.3.1 Minutes of the February 1, 2024 Municipal Heritage Committee Meeting**

**KLMHC2024-024**

**Moved By** I. McKechnie

**Seconded By** J. Hartman

**That** the minutes of the Municipal Heritage Committee meeting held on February 1, 2024, be adopted as circulated.

**Carried**

### **3. Presentations and Deputations**

#### **3.1 Downtown Lindsay Public Art Proposal**

D. Goodwin, Economic Development Officer - Arts and Culture

D. Goodwin and C. Arbour provided a presentation regarding the proposed public art project in downtown Lindsay and the funding being applied for as a joint venture between the City and the Downtown Lindsay BIA. They noted that the project was subject to receiving funding and an artist would be selected by a juried panel. As the site is within the Downtown Lindsay HCD, staff and the BIA would like a member of the Committee to serve on the panel, preferably someone from Lindsay.

J. Hartman asked if artists would have to be local or could be from anywhere and noted that it might be better to have a wider call. D. Goodwin replied that it was an issue the BIA would have to decide but that they could scope it so that there was a preference for local artists or for targeted groups. She also noted that the number of artists who did public art projects such as this was not large. S. Sims asked what the plan for the existing mural was. D. Goodwin noted that the current mural was in bad shape and would likely be covered by the new work, but that it was a decision for the artist how to treat the mural. Councillor Ashmore asked if there was an issue with the old mural and if it was thematically a problem because of its rural theme. C. Arbour replied that the theme was not an issue but the BIA was looking for a refresh as the mural was in poor shape. A. Adare asked if the funding was available for other communities and if there had been consideration for a partnership between organizations in other communities. D. Goodwin noted that other organizations were welcome to apply and that this project had been prioritized as the need to do something with this space had been at the fore for sometime and the BIA, which is located in Lindsay, is the applicant. She asked A. Adare to reach out after the meeting to discuss other possibilities if she knew of them. I. McKechnie asked if there were other places in Kawartha Lakes where murals might be appropriate. D. Goodwin replied that murals are a great addition for certain areas and can be community specific.

##### **3.1.1 KLMHC2024-022**

## Downtown Lindsay Public Art Proposal (Report)

A. Hart asked if there was anyone on the Committee who was interested in sitting on the juried panel. J. Hartman volunteered to sit on the panel.

### **KLMHC2024-025**

**Moved By** I. McKechnie

**Seconded By** J. Pitcher

**That** Report KLMHC2024-022, **Downtown Public Art Proposal**, be received;

**That** the presentation from staff be received for information; and

**That** a representative from the Committee sit on the juried panel.

**Carried**

## 3.2 International Plowing Match Overview

K. Maloney, Economic Development Officer - Agriculture

K. Maloney provided an overview of the upcoming International Plowing Match and the City's involvement. The event is taking place in Lindsay on October 1-5 at the LEX with a variety of activities of interest.

### 3.2.1 KLMCH2024-019

International Plowing Match Overview (Report)

### **KLMHC2024-026**

**Moved By** S. Sims

**Seconded By** J. Hartman

**That** Report KLMHC2024-019, **International Plowing Match Overview**, be received;

**That** the presentation from staff be received for information.

**Carried**

### 3.3 Archaeological Management Plan Introductory Presentation

Timmins Martelle Heritage Consultants

H. Martelle and J. Dent of TMHC provided a presentation to the Committee on the new Archaeological Management Plan which is being developed to assist the City in applying provincial archaeological policy. The AMP will assist in developing better policies with regard to archaeological management in the City, provide greater transparency regarding archaeological process and establish direction for Indigenous consultation regarding archaeology. The two outputs of the AMP are GIS-supported mapping showing archaeological potential in the City and a policy direction report.

Councillor Ashmore asked is this would help developers and the City plan for archaeology and whether this would address underwater archaeology. H. Martelle replied that the goal of the AMP is to help plan for archaeology at early project stages so it does not become an issue later on. She also noted that there would be some discussion of marine archaeology in the policy direction report but the majority of the focus was on land-based archaeology. A. Hart asked how the Committee should communicate with TMHC to provide input and H. Martelle replied that there was a dedicated email address for the project that would be circulated to the Committee.

#### 3.3.1 KLMHC2024-020

Archaeological Management Plan Introductory Presentation (Report)

#### **KLMHC2024-027**

**Moved By** S. McCormack

**Seconded By** S. Sims

**That** Report KLMHC2024-020, **Archaeological Management Plan Introductory Presentation**, be received;

**That** the presentation from TMHC be received for information.

**Carried**

## 4. Reports

4.1 KLMHC2024-015  
Heritage Planning Update

E. Turner provided an overview of the heritage planning activities in February 2024.

**KLMHC2024-028**

**Moved By** I. McKechnie

**Seconded By** W. Bateman

**That** Report KLMHC2024-015, **Heritage Planning Update**, be received for information.

**Carried**

4.2 KLMHC2024-016

Proposed Heritage Designation of 49 King Street East, Village of Bobcaygeon (Bobcaygeon Schoolhouse)

E. Turner provided an overview of the proposed heritage designation of 49 King Street East in Bobcaygeon.

**KLMHC2024-029**

**Moved By** A. Adare

**Seconded By** J. Hartman

**That** Report KLMHC2024-017, **Proposed Heritage Designation of 49 King Street East, Village of Bobcaygeon (Bobcaygeon Schoolhouse)**, be received;

**That** the designation of the properties known municipally as 49 King Street East be endorsed; and

**That** the recommendation to designate the subject property be forwarded to Council for approval.

**Carried**

4.3 KLMCH2024-017

Proposed Heritage Designation of 97 King Street, Village of Woodville

E. Turner provided an overview of the proposed heritage designation of 97 King Street in Woodville.

**KLMHC2024-030**

**Moved By** S. McCormack

**Seconded By** J. Hartman

**That** Report KLMHC2024-017, **Proposed Heritage Designation of 97 King Street, Village of Woodville**, be received;

**That** the designation of the properties known municipally as 97 King Street be endorsed; and

**That** the recommendation to designate the subject property be forwarded to Council for approval.

**Carried**

4.4 KLMHC2024-018

Proposed Heritage Designation of 34-36 King Street East, Village of Omeme

E. Turner provided an overview of the proposed heritage designation of 34-36 King Street East in Omeme.

**KLMHC2024-031**

**Moved By** I. McKechnie

**Seconded By** J. Hartman

**That** Report KLMHC2024-018, **Proposed Heritage Designation of 34-36 King Street East, Village of Omeme**, be received;

**That** the designation of the properties known municipally as 34-36 King Street East be endorsed; and

**That** the recommendation to designate the subject property be forwarded to Council for approval.

**Carried**

4.5 KLMHC2024-021

Alteration Application - 19 Francis Street, Lindsay

E. Turner provided an overview of the proposed alterations at 19 Francis Street in Lindsay which include the replacement of the decking on the porch and replacement of the front stairs. A. Hart noted that the building was very nice and that the project seemed very positive.

**KLMHC2024-032**

**Moved By** J. Pitcher

**Seconded By** I. McKechnie

**That** Report KLMHC2024-021, **Alteration Application – 19 Francis Street, Lindsay**, be received; and

**That** that the proposed alteration be approved.

**Carried**

**5. Subcommittee Updates**

5.1 Designated Properties Subcommittee

There was no report from the Designated Properties Subcommittee.

5.2 Outreach Subcommittee

I. McKechnie provided an update on the Outreach Subcommittee and Doors Open which will take place on September 15. The subcommittee has brainstormed a list of potential sites in and around Fenelon Falls which will be celebrating its 150th and Sturgeon Point which will be celebrating its 125th. Subcommittee members will be reaching out to potential sites for confirmation. E. Turner also added that she and L. Love will be meeting with the City's Communications staff to develop a plan for marketing.

5.2.1 Minutes of the February 26, 2024 Outreach Subcommittee Meeting

**KLMHC2024-033**

**Moved By** S. Sims

**Seconded By** Councillor Ashmore

**That** the minutes of the February 26, 2024 Outreach Subcommittee be received for information.

**Carried**

5.3 Listed Properties Subcommittee

There was no report from the Listed Properties Subcommittee.

5.4 Heritage Conservation District Subcommittee

A. Adare provided an update on the Heritage Conservation District Subcommittee. The subcommittee met in Bobcaygeon and undertook a walkabout in the area around Market Square to see the buildings in the area and what would be most appropriate for an HCD study. They have determined that a smaller study area focusing on the square is the most appropriate and the subcommittee is meeting again soon to discuss next steps.

5.4.1 Minutes of the February 29, 2024 Heritage Conservation District Subcommittee

**KLMHC2024-034**

**Moved By** I. McKechnie

**Seconded By** J. Hartman

**That** the minutes of the February 29, 2024 Heritage Conservation District Subcommittee be received for information.

**Carried**

5.5 Scugog River Subcommittee

There was no report from the Scugog River Subcommittee.

**6. Correspondence**

There was no correspondence received by the Committee.

**7. New or Other Business**

7.1 Fenelon Falls 150th Celebration

A. Hart brought up the fact that 2024 is Fenelon Falls' 150th anniversary and suggested striking a subcommittee to discuss what the Committee could do to participate. I. McKechnie asked what is currently planned for the event and if there was a way to piggyback on other activities. He suggested that there may

not be the capacity for another subcommittee. J. Hartman agreed and suggested that the matter be tabled so that Committee members could brainstorm ideas and reconvene for discussion at the next meeting.

**8. Next Meeting**

The next meeting will be Thursday, April 4 at 5:00 p.m. in Council Chambers at City Hall (26 Francis Street, Lindsay).

**9. Adjournment**

**KLMHC2024-035**

**Moved By** A. Adare

**Seconded By** J. Hartman

**That** the Municipal Heritage Committee Meeting adjourn at 6:56 p.m.

**Carried**



## Municipal Heritage Committee Report

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**Report Number:** KLMHC2024-023  
**Meeting Date:** April 4, 2024  
**Title:** Heritage Planning Update  
**Description:** General update on the heritage planning program  
**Author and Title:** Emily Turner, Economic Development Officer – Heritage Planning

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**Recommendation:**

**That** Report KLMHC2024-023, **Heritage Planning Update**, be received for information.

**Department Head:** \_\_\_\_\_

**Financial/Legal/HR/Other:** \_\_\_\_\_

**Chief Administrative Officer:** \_\_\_\_\_

## **Background:**

**March 5 Committee of the Whole:** Reports recommending the designation of 11 Victoria Avenue North and 317 Kent Street West under Part IV of the Ontario Heritage Act were approved the March 5 Committee of the Whole meeting. Reports were also approved recommending the repeal and replacement of the designating by-law of 1 King Street East and the approval of the Municipal Heritage Committee's 2024 work plan. These recommendations were ratified at the March 19 Council meeting.

**April 7 Committee of the Whole:** Reports recommending the designation of 35 Bolton Street, 49 King Street East, 97 King Street and 34-36 King Street East will go forward at the April 7 Committee of the Whole meeting.

**Ontario Heritage Conference:** The Ontario Heritage Conference will take place June 13-15, 2024 in Gravenhurst. There is no City funding available for Committee members to attend this conference but Committee members are welcome to attend at their own cost if they wish to do so.

**Rural Zoning By-law Consolidation:** The final draft of the Rural Zoning By-law Consolidation has been released and a public meeting scheduled for April 10, 2024 at 7pm as a special meeting of the Planning Advisory Committee. Once this public meeting is complete and additional public feedback gathered, the next step will be the adoption of the new By-law by Council. The draft by-law is available for review on Jump In on the Rural Zoning By-law Consolidation project page.

## **Rationale:**

This report is intended to provide a general update to the Committee on the activities of the heritage planning program.

## **Other Alternatives Considered:**

There are no recommended alternatives.

## **Financial/Operation Impacts:**

There are no financial or operational impacts as a result of the recommendations of this report.

## **Consultations:**

N/A

**Attachments:**

N/A

**Department Head email:** [lbarrie@kawarthalakes.ca](mailto:lbarrie@kawarthalakes.ca)

**Department Head:** Leah Barrie, Director of Development Services



## Municipal Heritage Committee Report

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**Report Number:** KLMHC2024-024  
**Meeting Date:** April 4, 2024  
**Title:** **Proposed Heritage Designation of 16-22 King Street East, Village of Omemee**  
**Description:** Proposed heritage designation of 16-22 King Street East (Commercial House Hotel) under Part IV of the Ontario Heritage Act  
**Author and Title:** Emily Turner, Economic Development Officer – Heritage Planning

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### Recommendations:

**That** Report KLMHC2024-024, **Proposed Heritage Designation of 16-22 King Street East, Village of Omemee**, be received;

**That** the designation of the property known municipally as 16-22 King Street East be endorsed; and

**That** the recommendation to designate the subject property be forwarded to Council for approval.

**Department Head:** \_\_\_\_\_

**Financial/Legal/HR/Other:** \_\_\_\_\_

**Chief Administrative Officer:** \_\_\_\_\_

### **Background:**

The City of Kawartha Lakes designates properties under Part IV of the Ontario Heritage Act. Properties are recommended for designation by their owners, members of the public, local organizations, the Municipal Heritage Committee, Council or staff. Properties proposed for designation are reviewed by the Municipal Heritage Committee, as required by subsection 29(2) of the Ontario Heritage Act, and their recommendation is brought forward to Council under the cover of a staff report.

16-22 King Street East, also known as the Commercial House Hotel, was constructed in 1893 as a hotel and a representative example of Second Empire style architecture in Omemee. The property is currently listed on the City's Heritage Register. Although there was initially no intention by staff to designate this building under Part IV of the Ontario Heritage Act, amendments to the Ontario Heritage Act made through Bill 23, More Homes Built Faster Act (2022) now require municipalities to designate listed properties or remove them from the Register within two years of the amendments coming into effect. Practically, this means that, in order for municipalities to provide heritage protection to its cultural heritage resources as is required by provincial land use planning policy, they must be designated under Part IV of the Act. The amendments came into effect on January 1, 2023.

16-22 King Street East has been prioritized as an important commercial block in downtown Omemee and due to the potential for development pressures on the site in future as a serviced property on a main thoroughfare in the village. It has a high degree of architectural and historical value in Omemee and is a key building block of Omemee's historic downtown core. This property was identified by staff as a priority property. Staff have undertaken a site visit to and heritage evaluation report about the property and have determined that the property is eligible for designation under Part IV of the Act.

This report provides the background information regarding the cultural heritage value of the property.

### **Rationale:**

16-22 King Street East has cultural heritage value as a representative example of Second Empire style commercial architecture in Omemee and as a former hotel, the Commercial House Hotel. Constructed in 1893, the property displays key characteristics of the Second Empire style as executed in commercial architecture in Ontario in the second half of the nineteenth century, particularly with regard to its distinctive mansard

roof with dormer windows. The property has historical value as the former Commercial House Hotel where it is directed related to both Omemee's economic development throughout the second half of the nineteenth century and the role of the hospitality industry in the community during this period. It also yields information regarding the adoption of the local option in Omemee in 1908 and the impact of the temperance movement in early twentieth century Ontario. The property is a contributing feature to the historic landscape of downtown Omemee as one of a collection of late nineteenth century Second Empire style commercial buildings along King Street East.

A heritage evaluation report outlining the full reasons for designation and the property's heritage attributes it attached to this report as Appendix A.

**Other Alternatives Considered:**

There are no recommended alternatives.

**Financial/Operation Impacts:**

There will be costs associated with the provision of public notice and for the registration of the designation by-law associated with this application which are covered by the existing Heritage Planning budget.

**Consultations:**

N/A

**Attachments:**

Appendix A – Heritage Evaluation Report: 16-22 King Street East



Adobe Acrobat  
Document

**Department Head email:** [lbarrie@kawarthalakes.ca](mailto:lbarrie@kawarthalakes.ca)

**Department Head:** Leah Barrie, Director of Development Services

# 16-22 King Street East, Village of Omemee (Commercial House Hotel)

## Heritage Designation Evaluation

Omemee

LT S/S KING ST AND E/S STURGEON ST PL 109; PT LT 3 S/S KING ST AND E/S STURGEON ST PL 109; PT LT 4 S/S KING ST AND E/S STURGEON ST PL 109

2024



## Statement of Cultural Heritage Value or Interest

The subject property has been researched and evaluated in order to determine its cultural heritage significance under Ontario Regulation 9/06 of the Ontario Heritage Act R.S.O. 1990. A property is eligible for designation if it has physical, historical, associative or contextual value and meets any two of the nine criteria set out under Regulation 9/06 of the Act. Staff have determined that 16-22 King Street East has cultural heritage value or interest and merits designation under the Ontario Heritage Act.

### 1. The property has design value or physical value because it:

#### i. is a rare, unique, representative or early example of a style, type, expression, material, or construction method:

16-22 King Street East was constructed in 1893 and is a representative example of a Second Empire style commercial block in Omeme. There are several example of this type of commercial structure that remain extant in Omeme, although they are rare elsewhere in Kawartha Lakes. The property demonstrates key features of the style including its characteristic mansard roof with dormer windows, brackets, and decorative brickwork.

#### ii. displays a high degree of craftsmanship or artistic merit:

The property displays a typical degree of craftsmanship for a property of this type.

#### iii. demonstrates a high degree of technical or scientific achievement:

There are no specific technical or scientific achievements associated with this property.

### 2. The property has historical or associative value because it:

#### i. has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to the community:

The property has direct associations with the historic Commercial House Hotel which occupied this property from 1893 to the early 1910s. The property was one of several hotels in Omeme in the late nineteenth century and has historical associations with the local hospitality industry which grew throughout the second half of the nineteenth century as part of the village's commercial development.

#### ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture:

The property yields information regarding the introduction of the local option in Omeme in 1909. As the last remaining hotel in the village at that time, it demonstrates the impact of the local option on the hospitality industry in the early years of the twentieth century and yields information regarding the temperance movement in Ontario.

iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community:  
The building or designer of the building is not known.

3. The property has contextual value because it:

i. is important in defining, maintaining or supporting the character of an area:

The property helps maintain and support the character of the commercial core of downtown Omemee as one of a range of late nineteenth century commercial buildings extant along King Street East. It is one of several Second Empire style commercial buildings along the street and forms part of the historic streetwall along the south side of King Street.

ii. is physically, functionally, visually, or historically linked to its surroundings:

The property is physically, visually and historically linked to its surroundings as part of the historic commercial landscape of downtown Omemee. It forms part of the historic streetwall along the south side of King Street and is one of a collection of Second Empire style commercial buildings from the early 1890s that form the downtown core of the village.

iii. is a landmark.

The property is not a specific landmark.

## Design and Physical Value

16-22 King Street East has design and physical value as a representative example of a Second Empire style commercial building in Omemee. The style, which was popular at the end of the nineteenth century, is relatively rare in Kawartha Lakes, although there are several extant examples in Omemee. The subject property, constructed in 1893 as a downtown hotel, is a good example of the style and demonstrates its key features including the characteristic mansard roof, dormer windows, and pilasters. It is representative of the execution of this style in Omemee in the early 1890s when the commercial core of the village underwent a period of reconstruction after a series of devastating fires.

Commercial architecture in Canada's cities, towns and villages, including Omemee, underwent a period of significant evolution throughout the nineteenth century. The earliest commercial architecture was purely functional, such as small general stores or blacksmith's shops in nascent communities where the proprietors would build a structure, often in a vernacular style, near or adjacent to their residence. As the century wore on, these structures often took on the stylistic trappings of contemporary architectural styles, but remained relatively basic detached structures on their own lots. A new structural type also developed: a two-storey structure with the commercial establishment on the main floor and the business owner's residence on the upper storey. Architecturally, these buildings still generally resembled residential structures although the ground floor would often have larger window to showcase the store's products. This type of arrangement was, and remained, typical for small hamlets with a few commercial enterprises.

However, with the increasing urbanization of many of the province's communities, commercial architecture was forced to adapt to the rapidly changing conditions of Ontario's towns and cities; this change was not limited to Ontario and is reflective of the condition of commercial structures across North America. One of the most significant changes was the centralization of commercial structures together in downtown areas. Although the concept of formal zoning was just being developed during this period, it was a time when commercial enterprises and work were being moved outside of the home and businesses were beginning to establish their own spaces in communities; as had and was continuing to occur in urban centres in Europe, businesses naturally clustered together for convenience, creating the beginnings of the commercial downtown and the idea of a main street.

As more businesses came together to form a downtown core, their buildings began to get closer together to respond to the increasing density and desire to not waste limited space. By the mid-century, the idea of commercial buildings being linked in a continuous street wall was common in urban areas as commercial structures were built directly adjacent to one another and even

shared dividing walls. This arrangement was a direct mirror of European urban spaces where tightly packed commercial cores necessitated buildings attached to one another, and built directly to the edge of the lot to maximize space. In the early days of this new commercial arrangement, two types of buildings prevailed. The first were two- to three storey buildings similar to a basic Georgian plan, and often with a gable roof divided by a parapet wall, forming a continuous gable along the street; good examples of this type of structure can be seen in Kingston where a substantial portion of the downtown developed during this time. Like their predecessors, these invariably included commercial space on the ground floor with residential space on the second and third storeys; the third storey was often located in the gable and included dormer windows for light. This was a continuation of the two-part commercial block which had developed in the first part of the nineteenth century. The second was the use of false facades to create the look of a much taller building when in fact, a flat rectangular façade was applied to a much smaller, generally gable roofed structure behind it. These were usually built in wood and located in areas where erecting a large commercial building was not feasible. Examples of this type of commercial architecture are less common because they were often replaced with larger brick buildings, but there are extant examples in Kawartha Lakes, particularly in Bethany where several of these structures are still standing. In both types, the idea of the storefront had developed with large windows and often a recessed entrance to show off products and entice shoppers inside. Whichever form of architecture they used, these mid-century streetscapes were often an eclectic mix of architectural forms but represented the shift towards a highly urbanized downtown with densely packed buildings, a continuous street wall and distinctive commercial architecture separate from purely residential spaces.

By the late 1850s, new architectural styles had evolved to respond to the need for urban commercial space. The most common of these was the Italianate which was ubiquitous in commercial downtowns throughout the second half of the nineteenth century. Characterized by its exaggerated use of Italian and other European Renaissance architecture such as wide eaves with decorative brackets, decorative brick and iron work and arched windows with elaborate hoods and surrounds along with flat roofs and expansive cornices, the style suited itself well to compact, high density commercial spaces where ornament could be applied to the front façade of a building to maximum effect. The majority were two to four storeys high enough to create upper storey residential or, by this time, office space, but still short enough to allow a person to comfortably ascend to the top storey by the stairs. This gave architects several storeys, albeit only on one side, of a building to craft ornate and decorative spaces.

The other major style for commercial buildings in the second half of the nineteenth century was the Second Empire style. While less common than the

Italianate style, it still was a major influence of the stylistic evolution of commercial downtowns in the second half of the century, where it was combined with Italianate buildings to create a diverse streetscape, albeit one comprised of highly ornate masonry structures with similar, but distinct, aesthetic approaches.

The Second Empire style developed in the 1850s in Europe and was quickly adopted into North American urban centres. The style itself is named after the Second French Empire and the reign of Napoleon III between 1852 and 1870. During this period, Napoleon III who was determined to make Paris into a fashionable and influential cosmopolitan centre worked alongside urban planner Georges-Eugène Haussmann to reimagine and redevelop vast swathes of the city centre beginning in the 1850s. While this included vital infrastructure, such as new sewers, it also included an aesthetic reimagining of the city as older buildings were demolished to make way for wide boulevards, new parks and squares and new public and private buildings, constructed in a consciously urban form and included mansard roofs, an architectural feature that became synonymous with French architecture during this period; the mansard roof itself was developed by French architect François Mansart during the seventeenth century French Baroque period, although it did not reach the height of its popularity until two centuries later.

As a roof style, the mansard roof had a number of advantages over hipped, flat or gable roofs. It was particularly well-suited for rows of commercial buildings with upper storey offices or apartments as well as townhouses and could be used to heighten a building effectively a full storey without the additional cost of masonry. In some urban areas, it was also used to circumvent zoning restrictions as height was often only measured to the cornice line, meaning that any living space contained within a mansard roof was exempt and additional height could be added with a large mansard roof without restriction. It was also particularly well-suited to decorative embellishments which made it popular during the Victorian period where high levels of decoration were preferred: mansard roofs could support, for example, features such as ornate dormer window surrounds, elaborate cornices, polychromatic shingles in patterns shown in the large roof size, and decorative ironwork, that could be challenging to incorporate into other roof types. Flat roofs, for example, which were used in a large number of Victorian commercial buildings were not as well suited to using the roof as a medium for decoration or as a decorative feature itself.

In addition to its mansard roof, the style had a number of other key features that helped define it as separate from other architectural styles popular in the mid to late nineteenth century. With regard to its massing, the style was defined, particularly in its larger examples, by pavilion massing that broke up the large façade into defined and distinctive units; in highly urban settings

where it was used for commercial buildings and townhouses, pavilion massing was mimics through the use of pilasters and columns to divide large buildings into bays. It also typically employed a high degree of ornamentation, such as columns, brackets, rustication, cornices and iron cresting; these elements were mostly drawn from the Classical tradition, and in its day, the style was often referred to not as Second Empire, but rather as the Italian or Renaissance style as a nod to its roots in the Classical tradition. Overall, the style was consciously an urban one that adapted Classical and Baroque forms to suit the dense urban centres of the nineteenth century, both through its large and ornate interpretation in public buildings and more commonplace use for townhouses and commercial blocks.

The first examples of the Second Empire style outside of France came as early as the 1850s with structures such as the Great Western Railway Hotel at Paddington Station and several buildings within the Whitehall complex; these buildings were built at the same time as the Paris reconstruction efforts and show the rapid dissemination of architectural styles throughout Europe at this period. France, and the French court, carried significant international influence and its fashionable architectural preferences quickly spread elsewhere as others sought to mimic these trends. In particular, it was used heavily in public buildings where it was seen to exude permanence, wealth, stability and strength. It emerged in the United States in the early 1860s with the construction of Boston City Hall between 1862 and 1865 and gained particular prominence in the Reconstruction era for public buildings where its symbolic connotations extended to representation of a strong central government after years of divisive war.

In Canada, early examples began to appear in the 1860s, but the style did not gain wide popularity until the 1870s when they started to be widely used by the federal government as part of the Department of Public Works' post-Confederation building programme. These new buildings, which were intended to signify stability, permanence and the wealth and promise of a new nation, were constructed in cities across Ontario, Quebec and the Maritimes, and included government offices and other federal structures, like post offices; the new buildings constructed in the Second Empire style included the first such buildings erected under this nation-building scheme, the Toronto General Post Office, constructed between 1871 and 1874. The style was also readily adopted by provincial and municipal governments for large public buildings; it should be noted, however, that most of these were located in large and prosperous urban centres as Second Empire buildings, particularly their more ornate examples, were very expensive to build and out of reach and not practical for smaller centres.

While public buildings provided the largest and most ornate examples, the Second Empire style was also quickly adapted for domestic and commercial

use. Domestic examples began appearing in pattern books as early as the 1860s and its ornate aesthetic became favoured by wealthy clients by the 1870s for new houses and mansions; significant and large examples of Second Empire domestic architecture can be found in cities and towns across Canada showcasing mansard roofs with ornate decorative features and overtly displaying the wealth of their original occupants. The style was particularly favoured for the new suburban villas of the political and business elite who began, during this period, to erect large homes on the edges of urban centres with wide lawns. It was, however, sufficiently fashionable that it was also adapted for smaller and less opulent dwellings, including single detached homes and townhouses in towns where mansard roofs were well used as additional living space. It did primarily remain an urban style, with most of its examples concentrated in towns and cities.

The style was also readily adopted for new commercial buildings. Its initial development as part of the Paris reconstruction efforts made it easily adaptable to commercial buildings elsewhere; it was eminently suited to the new urban commercial streetscapes forming in North American cities and towns that featured continuous streetwalls built to the lot line and ornate decoration on the front façade of the building. Like the Italianate style, Second Empire architecture was a good design solution for the growing compact and dense urban landscape that characterized commercial centres in the second half of the nineteenth century. Like its public and domestic counterparts, Second Empire commercial architecture was characterized first and foremost by its mansard roof with dormer windows which were easily integrated into the urban streetscape. These buildings also included a range of decorative elements drawn from the Classical traditional, including brackets, polychromatic brickwork and shingles, ornate window surrounds, and decorative brickwork, in some cases vary similar to its Italianate neighbours.

The heyday of the style was short, lasting from about 1870 to the early 1880s in Canada; by the end of the 1880s, it had fallen out of fashion in favour of other architectural styles, particularly for public buildings. It did not completely disappear, however, and examples of both domestic and commercial versions of the style continued to be erected until the end of the nineteenth century. The continuous development of commercial downtowns throughout the second half of the nineteenth century, whether precipitated by changing fashions or by fires, meant that new commercial buildings were being constructed throughout the second half of the century in dense urban cores and some designers and clients still preferred to use the Second Empire style, whether for the economy of housing a third or fourth storey in a mansard roof instead of using masonry or as result of stylistic preferences.

16-22 King Street East was constructed in 1893, well outside of the style's peak popularity. However, it followed a wider trend in Omemeë itself where the

Second Empire was used extensively in commercial buildings in the early years of the 1890s. This period marked a time of major reconstruction in the commercial core of the village after three devastating fires in 1890, 1891 and 1892 that destroyed most of the commercial structures along King Street East. In rebuilding the downtown, a number of new Second Empire commercial buildings, including the subject property, were erected as replacements for older buildings destroyed in the fires. The building that the subject property replaced was also a Second Empire style structure; originally constructed as a two-storey building, a mansard roof was added to the building as a third storey in 1878.

The subject property, built as a hotel, is a simplified version of the style, replacing an older hotel on the same site, and is a corner property, meaning that it has decorative and character-defining features on both the north and east elevations of the building. As with all Second Empire style buildings, its defining feature is its bracketed mansard roof which wraps around both street-facing elevations and includes small dormers on both sides; these dormers are less ornate than some of their other counterparts in the village but this appears to have been the case since the building was constructed when viewed in relation to older images of the structure. Like some other corner Second Empire blocks, including the block across the road at 13-17 King Street East, the mansard roof on the side street is false to give the impression of a mansard roof around two sides of the façade but without actually creating that additional space. On its front elevation, the building is divided into three bays by pilasters, including a narrower central bay which is the focus of the symmetrical front façade. This bay includes a large rounded window on the top floor and a storefront on the ground level. The central bay is indicative of its former use as a hotel, where central entrances were a common architectural feature during this period, as opposed to retail commercial buildings which generally had a different ground floor layout. The larger bays also include storefronts on the ground level with large upper storey sash windows with rounded heads. These sash windows are also present on the east elevation facing George Street. Compared to other Second Empire buildings, even within Omemeë, the building is very plain and does not have the same decorative brickwork that can be seen in other Second Empire structures in the downtown.

The building has been modified since it was originally constructed, specifically in the 1910s when its use began to undergo some changes. The building was originally constructed as a hotel and the central storefront served as its main entrance. This entrance was recessed and the rounded window above was a recessed balcony accessed from the second store of the building. The storefront on the right of the building was originally the front of the sample room, the room where travelling salespeople would lay out samples of their goods for local merchants to view. It had a large window to let light into the

building and an entrance on the right hand side for merchants to enter and exit the same room. The storefront on the left of the building did not exist. The building ceased operation as a hotel in the early 1920s, requiring changes in its downstairs layout. As the use of the building changed, the sample room was removed and the current storefronts were added to make the building more conducive first as residential units and then as a commercial space. At the same time, the walls in the centre bay were brought forward to allow for more interior space in the upper and lower halls; although this change did impact the front façade, the visual importance of the central bay remained with the large upper storey window and central entrance at street level. Despite these changes, however, the building retains its historic value as a representative example of the Second Empire style, and as a historical hotel, in downtown Omeme.

### Historical and Associative Value

16-22 King Street East, also known as the Commercial House Hotel, has historical and associative value as a former hotel serving the community in Omeme from the end of the nineteenth century to the early 1920s. Constructed in 1893, it yields information regarding the reconstruction of Omeme after a series of fires in the early 1890s and the development of its businesses in the late nineteenth century. It has direct historical relationships with the history of commercial and economic development in Omeme as one of the community's former hotels and is directly related to the growth of its nineteenth century hospitality industry. It also yields information regarding the local option in the early twentieth century and the impact of the temperance movement on the hospitality industry during this time period.

Omeme was established in the mid-1820s with the construction of a Mill on the Pigeon River, where the village is now located. Emily Township had been formally opened for non-indigenous settlement in 1821 and, in the same year, large numbers of primarily Protestant Irish settlers arrived in the area and took up land in the southern part of Emily as well as in Cavan Township to the east. The area around what is now the village was acquired by the Cottingham family, Maurice and Mary Cottingham of County Cavan and their sons Samuel and William, who established a shanty near the river, alongside the Laidley and English families who travelled with them. By 1825, the mill was established by William Cottingham, Maurice and Mary's younger son, eventually becoming the commercial and industrial nucleus of the village; this was also the first grist mill established in what would later become Victoria County.

The first store in the community was open by 1826 and run by Samuel Cottingham in close proximity to his brother's mill. The influx of settlers in Emily Township, both the Protestant group of which the Cottingshams were a part and the Peter Robinson settlement scheme which brought large numbers of Irish Catholic settlers in the mid-1820s, meant a significant demand for

goods and the new general store served a real need in the surrounding township. The mill and store soon became the focal point for the surrounding area and, slowly, a small community began to develop in close proximity and a village plot was soon laid out, for a community then known as Williamstown. This kind of rapid growth and development of local businesses was common for early mill sites, as mills were key infrastructure in early agricultural communities and vital economic drivers; settlers often travelled long distances to access them. The post office was established in 1835, as well as a local school in the same year. 1857 saw the arrival of the Port Hope, Lindsay and Beaverton Railway which helped bolster the economic prospects of the village with a new and direct route to regional markets for the growing village's agricultural and other products. It was first renamed Metcalf in the 1840s and then later, Omemee. It formally incorporated as a village separate from Emily Township in 1874.

The 1858 Peterborough and Victoria Counties directory shows the progress of the village, just over thirty years from the establishment of Cottingham's mill, when its population had reached around 500 people. Of Omemee, the authors of the directory wrote:

The principle village in the township of Emily is situated on Pigeon River, which, beside supplying it with Hydraulic power, promises to be an important inlet for the produce and lumber of the northern townships. It has one excellent flouring and grist mill, with three run of stones; a very good saw mill, and a carding and fulling mill, all worked by water power. It contains two churches – an Episcopalian and Wesleyan; a grammar school; fifteen stores – some of them are good ones; two bakeries and groceries; two taverns, and a temperance hotel; three saloons; and blacksmiths, coopers, waggon makers, show makers, tailors, carpenters, harness makers, and dress makers, in fair numbers. Omemee boasts a very excellent newspaper the “Warder” published by Mr. Joseph Cooper. It is on the line, and is one of the most important stations, of the Port Hope, Lindsay Beaverton and Railroad; and should the inhabitants be successful in procuring Government assistance to dredge and improve the navigation of Pigeon River – now capable, when the water is high, of floating a steamer to the village – there is little doubt that it will become a town of very great importance.<sup>1</sup>

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<sup>1</sup> Directory of the United Counties of Peterborough and Victoria for 1858 (Peterborough: T&R White, 1858), 38.

The village contained a wide variety of stores, typical of a mid-nineteenth century small town, including the standard general stores, grocers, and blacksmiths, alongside more specialized commercial enterprises, such as coopers, tailors, harness makers and shoemakers that typically only established their businesses in communities large enough to support them. Throughout the 1860s and 1870s, Omemee's economy, and population boomed, as it continued to develop into an important centre for the surrounding rural townships and as a manufacturing and commercial centre, boasting saw, grist and carding mills.

Omemee reached its peak nineteenth century population by the late 1870s, with over 800 inhabitants, before slowly declining throughout the closing decades of the nineteenth century and first decades of the twentieth. This was a common trend in rural and small town Ontario around the turn of the century when an exodus was occurring from rural to urban areas as a result of shifting economic opportunities that favoured urban centres. By 1898, the Eastern Ontario Gazetteer and Directory reported a population of 600 people and a range of services and businesses, similar in many ways to the size and economic power of the community in 1858.

One of the most significant events in Omemee's history were the series of fires that swept the commercial core of the community in 1890, 1891 and 1892. Omemee, like other communities across Ontario, was significantly shaped by fires. In a time period where heating and lighting were accomplished using fireplaces, woodstoves, candles and lanterns, building fires happened frequently and spread rapidly. This was exacerbated by the fact that many buildings, until the second half of the nineteenth century, were built of wood which caught fire, burned quickly and spread easily between structures which were often clustered close together, particularly in commercial areas. Even masonry, which was increasingly used for new commercial buildings throughout the second half of the nineteenth century in part to reduce the impact of fires, was still susceptible to fires and could still be destroyed in a large blaze, albeit less easily than its predecessors.

The number of major fires in Omemee in the nineteenth century is not known, but it is known that the town suffered significantly prior to 1877 when it established its first fire brigade, in response to several large fires in the early 1870s, including one at the Ivory sawmill which narrowly avoided a much larger and more widespread blaze. By this time, many of the earliest buildings in the downtown had been replaced by newer masonry structures. The 1881 Fire Insurance plan of the village shows King Street East as a mix of masonry and wooden structures as the village slowly transitioned to a brick dominated downtown landscape.

The fires that precipitated the building of the subject property happened in rapid succession, in 1890 and 1891, followed by another fire in 1892; all of these fires were, at the time, believed to have been deliberately set, unlike most fires that this time which were accidental and usually a direct result of nineteenth century heating, cooking, and lighting. These three fires together destroyed most of downtown Omemeë and precipitated a significant rebuilding effort that resulted in the landscape of the village as it now appears. The first of these fires, on June 2, 1890, began in Blackwell House, a hotel on the corner of King Street East and Colborne Street North. The Lindsay Watchman reported:

Last Monday morning about four o'clock fire was discovered in the old Blackwell House, an old brick hotel unoccupied for some time past, and the alarm was quickly sounded. Despite the efforts of the fireman, assisted by the citizens, the flames spread rapidly, and the adjoining stores were soon ablaze... Following is a list of the losses and insurance: Blackwell House, loss \$3,000, insured for \$2,000; Williamson's boot and shoe store and harness shop, loss \$6,000, insurance \$1,800; T. Ivory and Sons, general merchants, loss estimated at \$10,000, insured for \$7,600; Miller's tailor shop, loss \$3,500, insurance \$1,500; Mrs. Marr, whose store was occupied by W.H. Spence, implement agent, loss \$1,000, insurance \$500. The fire is believed to have been the work of an incendiary.<sup>2</sup>

The second of these fires occurred on August 27, 1891. This was the largest of the 1890s fires in Omemeë and began in the stables of Clark's Hotel, before the wind spread it quickly along the south side of King Street East. The fire destroyed at least eleven commercial premises, including the Great Northwestern Telegraph office and the large brick block on the southwest corner of King and George streets that contained Clark's Hotel itself, the Windsor Hotel, and Ivory's general store, which had been relocated on account of the 1890 fire to an existing storefront in that block. The fire's path also engulfed a number of residential buildings along King Street, as well as sheds, outbuildings and stables.

The last of the three major fires occurred on April 28, 1892 and finished the destruction of the downtown; only a handful of buildings survived all three fires. This fire primarily impacted the south side of King Street in the block between George and Sturgeon Streets. The Canadian Post reported:

Omemeë has had another disastrous fire, causing losses estimated at \$15,000. The fire broke out last Friday night

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<sup>2</sup> "Destructive Fire in Omemeë," *Lindsay Watchman*, June 5, 1890, 5.

about 10 o'clock, in Mr. Thomas Stephenson's old store - D. Minn's harness shop. A prompt alarm was given, and it was no time until willing hands were removing stock and contents of adjoining stores and residences. There was a strong wind that fanned the flames and it was no time until George Morrison's brick residence on the east and J.J. Lundy's building, occupied on the west by Wm. Millier, tailor, RECORDER office, and H.T. Everett, jeweller, were in flames. The fire extended to T.J. Parson's fine store and residence on the corner west of Lundy's building, burned south to Mary St., consuming all the sheds, stables, hose-house and lock up on the entire block...There is scarcely any question that the fire was the work of an incendiary, and this is the third disastrous one in the village from presumably the same cause within the past two years. The result is that over three acres, formerly the active and businesses part of the place, is now covered by rubbish of the late disastrous fires.<sup>3</sup>

The impact of these fires on Omemee's business community, both material and financial, cannot be overstated. A prosperous community with a range of successful businesses needed to be rebuilt, and it was beginning soon after the first fire in 1890, and continuing into the mid-1890s. The reconstruction efforts yielded a new, but remarkably consistent streetscape built primarily in the Second Empire style as some, but not all, of the pre-1890 buildings destroyed in the fires had been.

The subject property was constructed in 1893 as the Commercial House Hotel, and a replacement for an older hotel, the Windsor House Hotel that was built by William Cottingham at some point prior to 1878. The Windsor House was one of a large number of hotels in Omemee from the early twentieth century; by some estimates, there were eleven different hotels in and in close proximity to the community from the mid-nineteenth to early twentieth century. at the time of the village's incorporation in 1874, there were five established hotels in the community. Four of these were licensed and served alcohol in their dining rooms and taverns: Metcalf House (later the Blackwell House); Bradburn House, Clark's Hotel and the Windsor House Hotel. A sixth hotel, run by George Hawkins, was unlicensed and operated as a temperance, or dry, hotel.

Hotels were a common fixture in late nineteenth century communities. In a time before rapid travel by car, more accommodation was required for travellers who could not get as far as quickly by the modes of transport

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<sup>3</sup> "Another Disastrous Fire" *Canadian Post*, May 6, 1892, 3.

available to them, which in Omemee were either the train, after 1857, or by roads, which were generally poor. The earliest hotels catered primarily to settlers as they made their journey to their new homestead or travelled from their farms to nascent villages to purchase supplies or access facilities such as grist mill and provided both accommodations and food; the earliest hotel in Omemee is known to have existed prior to 1850, but nothing is known about it. In general, most people did not travel far except for necessities. In the early and mid-nineteenth century, travel throughout Ontario was extremely difficult with travellers relying on travel by water or on poor roads; stagecoaches were available in some areas but they were far from reliable or comfortable. However, by the second half of the nineteenth century, the rapid development of new railways meant that more people could and were travelling for various reasons. The new railways provided travellers with reasonably comfortable and regular travel that was rapidly being expended throughout the 1850s, 1860s and 1870s meaning more people were travelling more often and further afield.

These hotel businesses served a number of different clientele. Some of the major clients in the nineteenth century were business travellers, including itinerate salesmen who travelled from community to community and those who had come for specific businesses with major players in regional business of the day. Hotels such as Commercial House provided a comfortable place to stay while they were in town for business and often also offered private parlours, sample rooms for businessmen to show their products, and rooms for meetings. As the majority of hotels during this period also included taverns, business could continue over food and drink. The Commercial House was known as business hotel, as was its predecessor the Windsor House Hotel; its sample room was located on the main floor of the hotel with a large window for letting in natural light and a separate entrance for local retailers to enter and meet with suppliers. The need for accommodation for salesmen corresponded with the growth of the village as a major commercial centre for the surrounding rural area and, as the village grew, there was an increasing need for business hotels where local businesspeople and salesmen from away could do business.

Hotels at this time also catered to tourists, a newer clientele as the tourism industry in Kawartha Lakes grew throughout the 1870s and 1880s. During this period, the idea of an escape to the country for the restoration of physical and mental health was gaining significant traction amongst urban dwellers and throughout the final decades of the century, increasing number of people were choosing to spend their summers in Kawartha Lakes to relax, enjoy the availability of outdoor summer recreation activities and restore their health before returning to the city. Although cottages eventually became the destination of choice by the early twentieth century, the majority of early tourists stayed in hotels and ate in their restaurants and taverns. Unlike other towns in Kawartha Lakes such as Bobcaygeon and Fenelon Falls, however,

Omemees was not a major tourist destination in the late nineteenth and early twentieth century and tourists would have formed only a small proportion of a hotel's clientele. Nevertheless, the gradual arrival of tourists throughout the late nineteenth century bolstered the need for hotels and supported their business model.

In some areas, hotels also functioned as longer term accommodation for transient and single workers. In an era when rental apartments were not as formalized as in the present day, particularly in villages, towns and smaller cities, hotels often provided longer term rental accommodation. In larger centres, hotels sometimes provided upscale housing to upper and upper middle class couples but, for the most part, the people who rented out space in hotels for longer stays were single and relatively transient, requiring a place to stay for a season, for example, or until they were able to find more long term housing. They were also generally men as young women who, for example, had moved into a community to work away from home generally stayed in boarding houses specifically for women. In areas with seasonal industries like lumbering which was a major part of Kawartha Lakes' nineteenth century economy, workers might work in the bush for the winter and come into town during the balance of the year to work in mills or other industry; this practice occurred in Kawartha Lakes. It is not documented to the extent that this occurred in Omemees's hotels but it was an extremely common practice and use of hotel space throughout the second half of the nineteenth century.

As a result of these changing conditions of travel and labour, hotels were a necessity in late nineteenth century communities and Omemees was no exception, as evidenced by the large number of hotels in the village in the mid-1870s. However, by the turn of the century, things had begun to change; several of the village's late nineteenth century hotels burned down in the fires of the early 1890s, including the predecessor to the subject property, the Windsor House Hotel. While the Windsor House Hotel was rebuilt as the Commercial House, several of the other hotels were not replaced, including the Blackwell House, the site of origin for the 1890 fire and Clark's Hotel, where the 1891 fire started in the stables. In 1906, the Bradburn House Hotel, on the southwest corner of King and Sturgeon Streets burned down, leaving the Commercial House as Omemees's last surviving public house and hotel. This reflected a general economic decline in the village in the early decades of the twentieth century, with less demand for hotel accommodation meaning that replacing these buildings when they burned down was not economically viable. However, in early 1908, the hotel landscape in the village changed again with the introduction of a local option.

The local option was a central aspect of the temperance movement that banned sales of alcohol in local municipalities and was enacted at a local level. The temperance movement had emerged in the early nineteenth century and

grew in tandem with the Social Gospel movement with which it shared similar goals of societal betterment. The temperance movement believed that alcohol hindered the development of moral, pious, and economically productive society, hurt family structure and values, and had a lasting negative impact on the individual who indulged in it both with regard to their health and morality. Its growth coincided with urbanization and industrialization, including the mass manufacture of alcohol, and the increasing use of alcohol in society. The temperance movement was supported in large part by middle-class women and Protestant churches who saw alcohol as a major ill in nineteenth century society; the temperance and suffrage movements went hand-in-hand across Canada and were both heavily organized and championed by women. Organizations like the Women's Christian Temperance League led the charge for temperance and the legal prohibition of the sale and consumption of alcohol across Canada. The WCTU was, in fact, the largest non-denominational women's organization in late nineteenth and early twentieth century Canada and speaks to the centrality of this movement in turn of the century life.

One of the challenges for the temperance movement in Canada was lack of support for full prohibition at the federal and provincial levels. While there was generalized support for the temperance movement and indeed for prohibition in some quarters, there were a number of factors that prevented its enactment. On one hand, the regulation of alcohol manufacture and sales were split between federal, provincial and municipal governments where the manufacture and export of alcohol was regulated federally, its sale regulated provincially and the issuance of liquor licenses was generally regulated at a municipal or local level. The other was lack of significant support, particularly along ethnic, cultural and linguistic lines. In particular, prohibition was not supported in Quebec or by French-Canadians more broadly; this was particularly challenging for the federal government where support from Quebec was paramount for forming government. Indeed, an 1898 plebiscite where the majority of voters voted for prohibition was not passed by the federal government in large part due to a lack of support from Quebec. Similarly, and overlapping significantly with the French-Canadian demographic, the Catholic Church was also not supportive of prohibition as a blanket ban, although there was certainly support for greater controls over the sale and consumption of alcohol and, in some areas at the diocesan and parish level, there was also support for localized prohibition.

As a result, the federal government passed the Canada Temperance Act, also known as the Scott Act after its sponsor Liberal Senator Richard William Scott, in 1878 which allowed municipalities to pass local regulations to prohibit the sale of alcohol within their boundaries; similar legislation, the Dunkin Act, had been passed by the Province of Canada prior to confederation in 1864. This was known colloquially as the local option, as it gave local municipalities the choice whether or not to become dry based on a local plebiscite. The ability

for municipalities to undertake this course of action was further supported in Ontario by the passed of the Local Option Act in 1890 which strengthened the federal legislation in the provincial context and required a three-fifths majority of voters to support prohibition for a local option to be enacted. This did not include women, who were not allowed to vote on local plebiscites but were the major supporters of both temperance and the local option.

The largest uptake of the local option was in the Maritimes, home to a strong temperance movement, where around 70% of municipalities had enacted a local option by the turn of the twentieth century; in 1901, PEI became the first province to enact full provincial prohibition. However, by 1916 when full prohibition was finally introduced across much of Canada, 575 of Ontario's then 851 municipalities had enacted local options, mostly in rural areas and small towns with large British and Protestant populations; urban areas, particularly those that were more ethnically and culturally diverse, were significantly less likely to support it. This did not mean that urban areas did not also enact local options in some areas, notably Toronto's Junction neighbourhood which remained dry from 1904 until 1998.

Although the ability to enact the local option was in place since the late 1870s, its enactment across the province was slow. Votes for the local option accelerated in the early twentieth century as the temperance movement continued to gather momentum and support in local option campaigns. In Omemee, the local option vote was held in January 1908 after a substantial campaign, alongside nearly 100 other municipalities across Ontario, most of which were rural areas and small towns. Omemee's voters cast their ballots 97 in favour of the local option with 55 against, just clearing the three-fifths majority required. In Victoria County, local options were also enacted in this vote in Coboconk, Kinmount, Woodville, Somerville Township and Eldon Township; local option votes were defeated in Burnt River and Bexley Township, but only by thin margins. Of the other communities that voted at the same time, many of those rejecting the local option were larger centres including Barrie, Huntsville and Parry Sound, while other larger centres, including Orillia and the middle-class commuter suburb of North Toronto voted heavily in favour.

The impact of the local option was felt particularly hard in the hospitality industry. While the temperance movement advocated for the prohibition of the sale and consumption of alcohol, the local option did not, and could not realistically, prohibit the consumption of alcohol in private homes; it also could not prohibit the manufacture of alcohol as this industry was federally regulated. As a result, it was alcohol sales that these restrictions targeted and that primarily impacted hotels and taverns, the vast majority of which served alcohol either with meal service or on its own. Taverns and saloons that did not offer other services were hit the hardest, but other hospitality businesses were

also significantly impacted as alcohol sales were a major profit maker for hotels and restaurants.

For the Commercial House Hotel, the enactment of the local option in Omemeë was a huge blow for the business. Although it offered rooms and food, it was the only hotel in the community and also the only place to purchase and consume liquor and beer. Despite the outcry around the consumption of alcohol, the establishment was generally known as a respectable establishment with the *Canadian Post* reporting when the hotel was under construction that:

The new hotel will shortly be in shape for occupying. Shed and stables are being erected and if the right part offers as landlord, there is no better opening for a first class house. The ratepayers will only vote in favour of a license to a man who will keep good order and conduct a respectable house.<sup>4</sup>

Nevertheless, the local option was still enacted and even a respectable hotel was profoundly impacted. By 1912, Beatty had sold the hotel and moved out of the village. It was purchased by Jack Weir who ran the business for the next seven years before selling it again to Richard Morton in 1919; Weir operated it as a boarding room and restaurant. Richard Morton added an ice-cream parlour to the business but with the declining demand for this type of hotel accommodation after the Second World War, particularly for travelling salesmen whose businesses shifted with the advent and adoption of the automobile, the business was not profitable. Morton unsuccessfully petitioned the village to repeal the local option to allow a tavern in the business but, in 1922, he sold the property and the business closed. The building was eventually converted to several apartments and a laboratory known as Shaw Research, which produced medicinal products for much of the twentieth century, before the ground floor transitioned to commercial units.

The property also contains a one and a half storey brick building on the Mary Street side of the property which is currently used as a semi-detached residential building. However, the building was originally constructed as a blacksmith's shop for Bill Morton and is the last remaining blacksmith's shop in Omemeë. It is not known when this structure was built, although it does not appear on the 1904 Fire Insurance Plan so it post-dates that mapping. The blacksmith was essential to life in nineteenth century communities, particularly prior to the widespread development of industrial foundries when blacksmiths were the primary point of call for the manufacture and repair of agricultural equipment and other tools. By the early twentieth century, when this structure

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<sup>4</sup> Canadian Post, January 17, 1893, quoted in C. Hillier Williamson, *Omemeë* (Omemeë: Pigin Publishing, 2000), 181.

was erected, the blacksmith's trade had declined with mass manufactured products easily available and many blacksmiths pivoted primarily to repairs and also to working with horses as farriers. It is likely that this blacksmith's shop, given its proximity to the hotel which had an associated livery stable at one time, was significantly horse-focussed although little is known about the business or its period of operation.

The historic use of the subject property as a hotel is an important view into the history of the hospitality business in Omemee. Hotels established in the community as part of the late nineteenth century economic boom in the village and provided important accommodation for travellers, especially for business travellers who came to the village with increasing regularity. The Commercial House Hotel was the last surviving of Omemee's late nineteenth century hotels and yields important information about this aspect of the local economy, but also about the local option and the rise of the temperance movement in the community.

### Contextual Value

16-22 King Street East has contextual value as part of the historic streetscape of downtown Omemee. It helps maintains and supports the character of the commercial core of downtown Omemee as one of a range of late nineteenth century commercial buildings extant along King Street East. It is one of a collection of Second Empire style commercial buildings dating from the 1890s along the street and forms part of the historic streetwall along the north side of King Street. It is physically, visually and historically linked to its surroundings as part of the village's downtown streetscape.

The subject property was constructed in 1893 as part of a general rebuilding of downtown Omemee after a series of three disastrous fires that swept the commercial core of the village in 1890, 1891 and 1892. These three fires destroyed the majority of commercial buildings along King Street, as well as a number of residential properties and outbuildings. The rebuilding effort was significant and resulted in a collection of late nineteenth century commercial architecture, including the subject property, that formed a cohesive and consistent commercial streetscape along King Street East.

The rebuilding effort produced a range of new commercial buildings, many of which are still extant in downtown Omemee and form its commercial core. What is unique about the rebuilding in Omemee was the large number of Second Empire buildings constructed there. While Second Empire buildings were popular across Canada throughout the 1870s and 1880s, they had declined significantly in popularity by the 1890s and a collection of the size that exists in Omemee is rare, both for the 1890s and in Kawartha Lakes more generally. The subject property, like others built around the same time, was erected in the Second Empire style and is physically, visually, and historically

linked to the rest of this collection, as a Second Empire style structure, as part of Omemee's 1890s reconstruction, and as part of the existing commercial streetscape. Additional Second Empire style buildings in the downtown include 13-17 King Street East, 31-37 King Street East, and 46 King Street East. These structures have a shared history as well as a shared architectural style and function in concert with one another as part of the downtown landscape.

Omeme's current commercial core stretches from approximately Sturgeon Street in the west to Colborne Street North in the east; while King Street continued both east and west beyond this, the commercial structures give way to residential and institutional buildings. Between these two cross streets, King Street East, on both the north and south sides, is lined with commercial establishments. While some have been constructed more recently, the majority date from the late nineteenth century and taken together form a cohesive, historic small town downtown area with a variety of stores and businesses. This mix of buildings is typical of downtown areas in small town Ontario that date from the late nineteenth century which generally contain a concentration of historic commercial buildings, in both the Italianate and Second Empire styles, alongside other structures, such as residences or modern commercial structures; this is also the case in Omeme. 16-22 King Street East supports and maintains this historic small town streetscape as part of this collection of buildings. Constructed in the Second Empire style, as are many of the other historic buildings in the downtown, it is built to the sidewalk and forms part of a Victorian streetwall along King Street East. These are typical features of a late Victorian downtown that are maintained by this extant structure in combination with the other late Victorian commercial buildings that form part of this historic landscape.

## Summary of Reasons for Designation

The short statement of reasons for designation and the description of the heritage attributes of the property, along with all other components of the Heritage Designation Brief, constitute the Reasons for Designation required under the Ontario Heritage Act.

### Short Statement of Reasons for Designation

#### **Design and Physical Value**

16-22 King Street East has design and physical value as a representative example of a Second Empire style commercial building in Omemee. The style, which was popular at the end of the nineteenth century, is relatively rare in Kawartha Lakes, although there are several extant examples in Omemee. The subject property, constructed in 1893 as a downtown hotel, is a good example of the style and demonstrates its key features including the characteristic mansard roof, dormer windows, and pilasters. It is representative of the execution of this style in Omemee in the early 1890s when the commercial core of the village underwent a period of reconstruction after a series of devastating fires.

#### **Historical and Associative Value**

16-22 King Street East, also known as the Commercial House Hotel, has historical and associative value as a former hotel serving the community in Omemee from the end of the nineteenth century to the early 1920s. Constructed in 1893, it yields information regarding the reconstruction of Omemee after a series of fires in the early 1890s and the development of its businesses in the late nineteenth century. It has direct historical relationships with the history of commercial and economic development in Omemee as one of the community's former hotels and is directly related to the growth of its nineteenth century hospitality industry. It also yields information regarding the local option in the early twentieth century and the impact of the temperance movement on the hospitality industry during this time period.

#### **Contextual Value**

16-22 King Street East has contextual value as part of the historic streetscape of downtown Omemee. It helps maintain and supports the character of the commercial core of downtown Omemee as one of a range of late nineteenth century commercial buildings extant along King Street East. It is one of a collection of Second Empire style commercial buildings dating from the 1890s along the street and forms part of the historic streetwall along the north side of King Street. It is physically, visually and historically linked to its surroundings as part of the village's downtown streetscape.

### Summary of Heritage Attributes to be Designated

The Reasons for Designation include the following heritage attributes and apply to all elevations, unless otherwise specified, and the roof including: all

façades, entrances, windows, chimneys, and trim, together with construction materials of wood, brick, stone, stucco, concrete, plaster parging, metal, glazing, their related building techniques and landscape features.

### **Design and Physical Attributes**

The design and physical attributes of the property support its value as a representative example of a Second Empire style commercial property in Omemeë.

- Two-and-a-half storey buff brick construction
- Mansard roof including:
  - Dormer windows
  - Cornice
  - Brackets
- Pilasters
- Brackets
- Wide eaves
- Central entrance along King Street East
- George Street South entrance
- Storefronts
- Fenestration including:
  - Rounded sash windows
  - Transoms
  - Central rounded upper storey window on King Street East elevation
- One-and-a-half storey former blacksmith's shop including:
  - Brick construction
  - Gambrel roof

### **Historical and Associative Attributes**

The historical and associative attributes of the property support its value as a former local hotel and in its role as part of the history of commercial development and the post-1890 reconstruction of Omemeë.

- Former use as the Commercial House Hotel
- Relationship to the history of commercial development in Omemeë
- Relationship to other buildings erected as part of the post-1890 reconstruction of Omemeë

### **Contextual Attributes**

The contextual attributes of the property support its value as a contributing feature to the historic streetscape of downtown Omemeë.

- Construction on the southwest corner of King Street East and George Street

- Construction to the lot line
- Views of the property along King Street East and George Street South
- Views from the property along King Street East and George Street South
- Relationship to other Second Empire style buildings in downtown Omeme

Images



Downtown Omamee, 1900







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## Municipal Heritage Committee Report

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**Report Number:** KLMHC2024-025  
**Meeting Date:** April 4, 2024  
**Title:** **Proposed Heritage Designation of 24-26 King Street East, Village of Omeme**  
**Description:** Proposed heritage designation of 24-26 King Street East (McNeely's General Store) under Part IV of the Ontario Heritage Act  
**Author and Title:** Emily Turner, Economic Development Officer – Heritage Planning

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### Recommendations:

**That** Report KLMHC2024-025, **Proposed Heritage Designation of 24-26 King Street East, Village of Omeme**, be received;

**That** the designation of the property known municipally as 24-26 King Street East be endorsed; and

**That** the recommendation to designate the subject property be forwarded to Council for approval.

**Department Head:** \_\_\_\_\_

**Financial/Legal/HR/Other:** \_\_\_\_\_

**Chief Administrative Officer:** \_\_\_\_\_

## **Background:**

The City of Kawartha Lakes designates properties under Part IV of the Ontario Heritage Act. Properties are recommended for designation by their owners, members of the public, local organizations, the Municipal Heritage Committee, Council or staff. Properties proposed for designation are reviewed by the Municipal Heritage Committee, as required by subsection 29(2) of the Ontario Heritage Act, and their recommendation is brought forward to Council under the cover of a staff report.

24-26 King Street East, also known as McNeely's General Store, was constructed around 1868 and is a unique example of a Victorian commercial block in Omemee. The property is currently home to the Omemee branch of the Kawartha Lakes Public Library although the City does not own the building. The property is currently listed on the City's Heritage Register. Although there was initially no intention by staff to designate this building under Part IV of the Ontario Heritage Act, amendments to the Ontario Heritage Act made through Bill 23, More Homes Built Faster Act (2022) now require municipalities to designate listed properties or remove them from the Register within two years of the amendments coming into effect. Practically, this means that, in order for municipalities to provide heritage protection to its cultural heritage resources as is required by provincial land use planning policy, they must be designated under Part IV of the Act. The amendments came into effect on January 1, 2023.

24-26 King Street East has been prioritized as an important commercial block in downtown Omemee and due to the potential for development pressures on the site in future as a serviced property on a main thoroughfare in the village. It has a high degree of architectural and historical value in Omemee and is a key building block of Omemee's historic downtown core. This property was identified by staff as a priority property. Staff have undertaken a site visit to and heritage evaluation report about the property and have determined that the property is eligible for designation under Part IV of the Act.

This report provides the background information regarding the cultural heritage value of the property.

## **Rationale:**

24-26 King Street East has cultural heritage value as a unique example of a Victorian commercial building in Omemee. Constructed around 1868, the building is based in the Italianate commercial style, the most popular style for downtown commercial architecture in the second half of the nineteenth century, but is unique for its flattened

gable roof with eyebrow dormer windows, an uncommon feature on this type of building. It includes key features of the Italianate style including its two-storey construction to the front and side lot lines, decorative brickwork and division into bays by pilasters. The property has historical value as a former general store run by local businessman Isaac McNeely, a prominent Omemee resident throughout the second half of the nineteenth century. It yields information regarding Omemee's economic development throughout the second half of the nineteenth century and the role of the general store in nineteenth century communities. The property is a contributing feature to the historic landscape of downtown Omemee and one of only five extant commercial buildings in the downtown that predate 1890.

A heritage evaluation report outlining the full reasons for designation and the property's heritage attributes is attached to this report as Appendix A.

**Other Alternatives Considered:**

There are no recommended alternatives.

**Financial/Operation Impacts:**

There will be costs associated with the provision of public notice and for the registration of the designation by-law associated with this application which are covered by the existing Heritage Planning budget.

**Consultations:**

N/A

**Attachments:**

Appendix A – Heritage Evaluation Report: 24-26 King Street East



Adobe Acrobat  
Document

**Department Head email:** [lbarrie@kawarthalakes.ca](mailto:lbarrie@kawarthalakes.ca)

**Department Head:** Leah Barrie, Director of Development Services

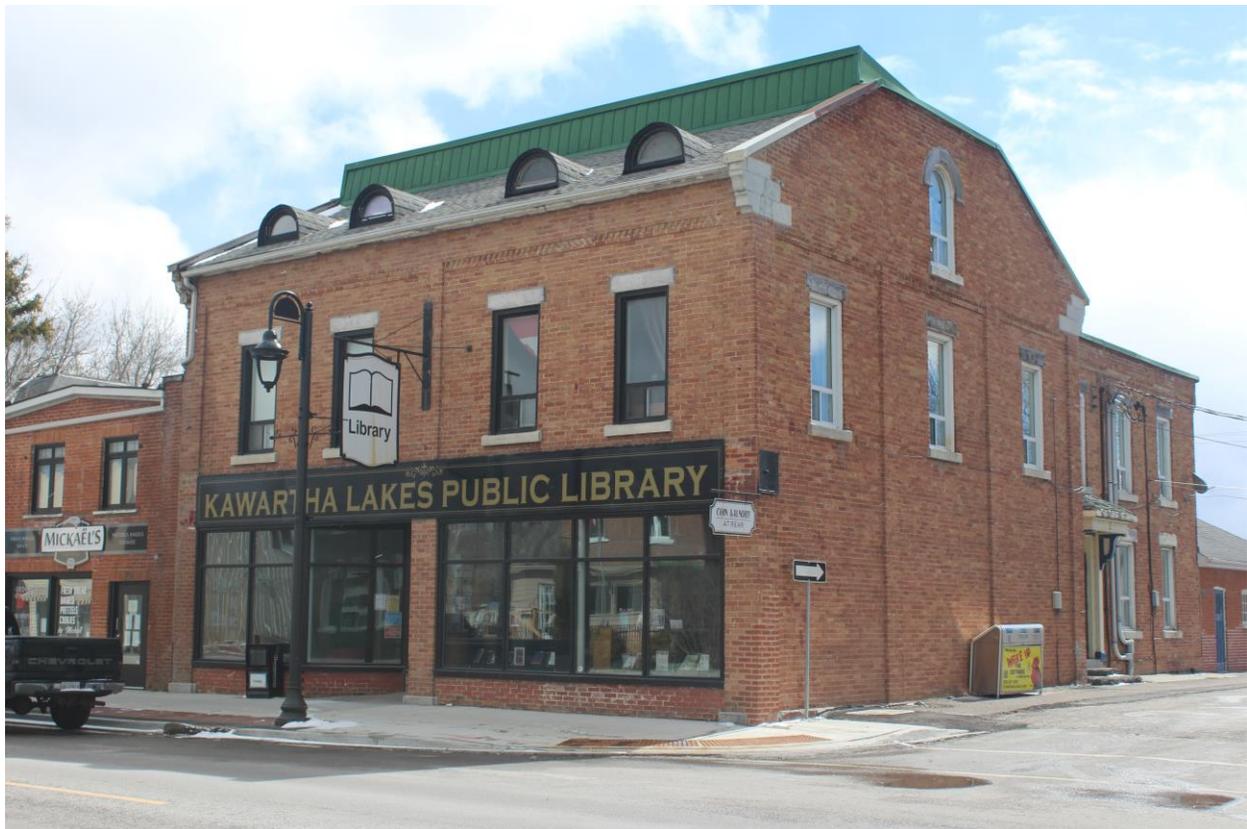
# 24-26 King Street East, Village of Omemee (McNeely's General Store)

## Heritage Designation Evaluation

Omemee

LT 6 S/S KING ST AND E/S STURGEON ST PL 109; CITY OF KAWARTHA LAKES

2024



## Statement of Cultural Heritage Value or Interest

The subject property has been researched and evaluated in order to determine its cultural heritage significance under Ontario Regulation 9/06 of the Ontario Heritage Act R.S.O. 1990. A property is eligible for designation if it has physical, historical, associative or contextual value and meets any two of the nine criteria set out under Regulation 9/06 of the Act. Staff have determined that 24-26 King Street East has cultural heritage value or interest and merits designation under the Ontario Heritage Act.

### 1. The property has design value or physical value because it:

#### i. is a rare, unique, representative or early example of a style, type, expression, material, or construction method:

The property is a unique example of Victorian commercial architecture. Drawing from the Italianate style, the property exhibits key Victorian design trends in commercial building such as pilasters, decorative brickwork and the division of the façade into bays, but it is unique within the Omeme streetscape for its distinctive architecture including its gable roof with eyebrow dormers which is atypical of Italianate design. It is unique as one of only five downtown commercial buildings in Omeme that predate 1890.

#### ii. displays a high degree of craftsmanship or artistic merit:

The property displays a typical degree of craftsmanship for a building of this type.

#### iii. demonstrates a high degree of technical or scientific achievement:

There are no specific technical or scientific achievements associated with this property.

### 2. The property has historical or associative value because it:

#### i. has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to the community:

The property has direct associations with local businessman Isaac McNeely who owned and occupied the building from 1868 to his death in 1892. Under both him, it was used as a general store and, as such, an important local retail establishment in Omeme.

#### ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture:

The property yields information regarding the commercial development of Omeme in the second half of the nineteenth century and the role of the general store in nineteenth century communities.

iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community:  
The designer and builder of the property are not known.

3. The property has contextual value because it:

i. is important in defining, maintaining or supporting the character of an area:

The property helps maintain and support the character of the commercial core of downtown Omemee as one of a range of late nineteenth century commercial buildings extant along King Street East. It forms part of a collection of historic commercial buildings along King Street that helps define both the commercial core of the village and the overall small town character of Omemee.

ii. is physically, functionally, visually, or historically linked to its surroundings:

The property is physically, visually and historically linked to its surroundings as part of the historic commercial landscape of downtown Omemee. It forms part of the historic line of commercial buildings along the south side of King Street that help form the downtown core of the village. It is also historically linked to the five surviving commercial buildings in downtown Omemee that pre-date the major fires of the early 1890s.

iii. is a landmark.

The property is not a specific landmark.

## Design and Physical Value

24-26 King Street has design and physical value as a unique example of a Victorian commercial building in Omemee and one of the oldest extant commercial buildings in the village. Constructed around 1868, it is primarily constructed in the Italianate commercial style, the most popular style for downtown commercial architecture in the second half of the nineteenth century but includes a unique gable roof with eyebrow dormers, an atypical feature for Italianate commercial architecture. Key architectural features from the Italianate style include its two-storey red brick construction, decorative brick coursing and division of the façade into bays by pilasters. It is one of only five downtown commercial buildings in Omemee that predate 1890.

Commercial architecture in Canada's cities, towns and villages, including Omemee, underwent a period of significant evolution throughout the nineteenth century. The earliest commercial architecture was purely functional, such as small general stores or blacksmith's shops in nascent communities where the proprietors would build a structure, often in a vernacular style, near or adjacent to their residence. As the century wore on, these structures often took on the stylistic trappings of contemporary architectural styles, but remained relatively basic detached structures on their own lots. A new structural type also developed: a two-storey structure with the commercial establishment on the main floor and the business owner's residence on the upper storey. Architecturally, these buildings still generally resembled residential structures although the ground floor would often have larger window to showcase the store's products. This type of arrangement was, and remained, typical for small hamlets with a few commercial enterprises.

However, with the increasing urbanization of many of the province's communities, commercial architecture was forced to adapt to the rapidly changing conditions of Ontario's towns and cities; this change was not limited to Ontario and is reflective of the condition of commercial structures across North America. One of the most significant changes was the centralization of commercial structures together in downtown areas. Although the concept of formal zoning was just being developed during this period, it was a time when commercial enterprises and work were being moved outside of the home and businesses were beginning to establish their own spaces in communities; as had and was continuing to occur in urban centres in Europe, businesses naturally clustered together for convenience, creating the beginnings of the commercial downtown and the idea of a main street.

As more businesses came together to form a downtown core, their buildings began to get closer together to respond to the increasing density and desire to not waste limited space. By the mid-century, the idea of commercial buildings being linked in a continuous street wall was common in urban areas as commercial structures were built directly adjacent to one another and even

shared dividing walls. This arrangement was a direct mirror of European urban spaces where tightly packed commercial cores necessitated buildings attached to one another, and built directly to the edge of the lot to maximize space. In the early days of this new commercial arrangement, two types of buildings prevailed. The first were two- to three storey buildings similar to a basic Georgian plan, and often with a gable roof divided by a parapet wall, forming a continuous gable along the street; good examples of this type of structure can be seen in Kingston where a substantial portion of the downtown developed during this time. Like their predecessors, these invariably included commercial space on the ground floor with residential space on the second and third storeys; the third storey was often located in the gable and included dormer windows for light. This was a continuation of the two-part commercial block which had developed in the first part of the nineteenth century. The second was the use of false facades to create the look of a much taller building when in fact, a flat rectangular façade was applied to a much smaller, generally gable roofed structure behind it. These were usually built in wood and located in areas where erecting a large commercial building was not feasible. Examples of this type of commercial architecture are less common because they were often replaced with larger brick buildings, but there are extant examples in Kawartha Lakes, particularly in Bethany where several of these structures are still standing. In both types, the idea of the storefront had developed with large windows and often a recessed entrance to show off products and entice shoppers inside. Whichever form of architecture they used, these mid-century streetscapes were often an eclectic mix of architectural forms but represented the shift towards a highly urbanized downtown with densely packed buildings, a continuous street wall and distinctive commercial architecture separate from purely residential spaces.

By the late 1850s, a new architectural style had evolved to respond to the need for urban commercial space. The Italianate style had become popular in residential architecture integrated elements from Italian and other European Renaissance architecture into eclectic and often exaggerated combinations. Features such as columns and pilasters were common, as well as wide eaves with decorative brackets, decorative brick and iron work and arched windows with elaborate hoods and surrounds. Increasing mobility and the growth of pattern books allowed people in North America to see and experience European architecture and it was increasingly something seen as being desirable to imitate and adapt for the North American context.

This style was quickly adapted into commercial architecture where its decorative elements could be easily applied to the facades of downtown structures. With the high density of commercial buildings, and the fact that they now shared walls, the front façade of the structure was the only one that was seen from the street. As a result, builders and architects focussed on this side of the structure as the focal point for decoration and ornamentation. The

space for this type of work on these buildings was substantial: the increasing density of urban downtown necessitated buildings going up, instead of out, and by the 1860s, the majority of commercial buildings in downtown areas were two to four storeys, high enough to create upper storey residential or, by this time, office space, but still short enough to allow a person to comfortably ascend to the top storey by the stairs. This gave architects several storeys, albeit only on one side, of a building to craft ornate and decorative spaces

By the 1860s, a new standard form for downtown commercial buildings had fully emerged. These buildings, which like their predecessors were linked together in a continuous streetwall, were generally two to four storeys in height with commercial space on the ground floor and residential or office space upstairs. The commercial space on the ground floor generally included large plate glass windows and a recessed entrance which allowed for a substantial amount of display area visible from the street. This was not always the case for non-retail establishments such as hotels where the ground floor might have been used as a tavern so required a different orientation and focus and less visibility to the interior. The upper storeys were generally similar to one another with bands of tall sash windows differentiating each floor and the façade often divided into repeating bays by pilasters. These upper storeys also included extensive decorative elements, such as decorative brickwork in a variety of patterns, elaborate window hoods and large and heavy cornices. A flat, or gently sloping, roof was hidden behind the cornice. When placed together as part of a block of these structures, each individual building was distinct, but fit into a wider cohesive whole with consistent styling and massing.

Technological advancements were integral in making this style, and its widespread adoption, possible. Advances in glass manufacturing made the glass storefront possible, with newer larger pieces of plate glass facilitating the substantial expanses of glass necessary for the large uninterrupted windows. The elaborate ornamentation was also made possible by advances in cast iron manufacturing technology which allowed for the creation of prefabricated metalwork that could be ordered and applied to a building's surface and were substantially cheaper than bespoke and handmade decorative features. Most of the elaborate cornices and window hoods were made in this way and prefabrication allowed for consistent decoration to be applied across the façade of a structure. At the same time, increased mechanization in brick manufacturing made large quantities of brick available for use on structures of this size.

The redevelopment of many downtowns across Ontario in this style was not gradual and occurred rapidly between the 1860s and 1880s, although Italianate commercial buildings were still being constructed, although with less regularity, into the 1890s. Many business and property owners were eager to

adopt the new style and it quickly gained popularity as the go-to style for new commercial architecture. The late Victorian era was where architectural style was seen as being imbued with meaning, and Italianate commercial architecture was no exception. Italianate architecture, similar to other Neoclassical forms, was often associated with business and commerce due to its historical connection with ancient Greece and Rome, as well as the commercial centres of Renaissance-era Italy. Therefore, it was seen as an appropriate style for commercial downtown buildings, in a similar way that the Gothic Revival style was seen to be appropriate for ecclesiastical buildings because of its wider historic and conceptual associations with medieval Christianity. Similarly, the style very quickly came to represent a prosperous and economically vibrant community and to create a sense of permanence and confidence in the urban commercial landscape. As a result, business owners wanted to construct these types of buildings to help demonstrate their successes and promote an image of a prosperous community which, by extension, would increase visitation and investment in a community.

While the cost of buildings structures of this type was substantially decreased by the development of prefabricated decorative elements and mass produced bricks, it was still expensive to erect a building of this type. Many business owners were keen to develop blocks of these structures in concert to provide a consistent aesthetic throughout a downtown area, but it represented a substantial financial investment in building stock. Fire often provided the impetus, and the opportunity, for redevelopment and the application of a consistent architectural style and size across an entire connected streetscape. Many early commercial downtowns were built with a substantial number of wooden buildings which made fire a highly destructive and often inevitable occurrence. However, the style also appeared in other circumstances, such as when small communities grew and matured and the capital required to replace older commercial buildings became available.

24-26 King Street East was constructed in this context. The property was purchased in 1868 by Isaac McNeely and it is believed that he constructed the subject property shortly after its purchase. This was around the time that the Italianate style was coming to prominence across Ontario and Omemee was experiencing a rapid rise in prosperity and commercial growth with the arrival of the railway. It is not known what, if anything, was located on the property prior to the construction of the current structure although it passed through the hands of several of Omemee's major landowners and businessmen, William Cottingham and Thomas Matchett, the latter of whom eventually sold the property to McNeely.

The current building is two storeys in height with a gable roof, with the gable ends on the west and east elevations of the building. The ground floor of the building originally included two separate commercial units joined on the

interior, although this has been modified into one larger space with a single recessed entrance where the eastern storefront was once located. The building also has a secondary entrance on the George Street South elevation of the building which leads to residential units; a two-storey extension of the building is located to the rear as a residential portion to the structure and has a flat roof. The inclusion of residential units such as this in downtown Omeme was very common in the late nineteenth century, generally to accommodate the owner of the shop, and can be seen in most of the other nineteenth century commercial properties in the downtown.

The building is executed in red brick and divided into two bay with pilasters on the front facing elevation. The west elevation facing on to George Street South is also divided into three narrower bays by pilasters, echoing the rhythm of the main façade. The building is relatively restrained in its decorative elements and has been since the time of construction; the storefront was originally much more ornate than it is in its current form and was the primary point of decorative embellishment on the structure. However, it still displays decorative elements typically of this architectural type including dog tooth coursing on both the front and side elevations of the commercial block, as well as on the residential addition, defined lintels and lugsills, and stone corbels.

The building's most unique feature is its flattened gable roof with eyebrow dormers. Most Italianate commercial buildings had flat roofs to maximize the flat front facing façade for decorative elements. A gable roof on a building of this style is not common and is more typical of Georgian and early Victorian commercial architecture from the first half of the nineteenth century which typically had gable roofs with dormers above two-storey facades, facilitating residential space above the storefront. This arrangement is not commonly seen in urban commercial architecture after 1860s and the subject property is a unique example of this.

Although the Italianate style was the most common architectural style for downtown commercial buildings in the second half of the nineteenth century, this building is unique as one of only three intact Italianate commercial buildings in downtown Omeme, and one of its oldest surviving commercial buildings. Omeme developed a robust and built up throughout the mid-nineteenth century, as can be seen in the 1881 fire insure plan, but the village suffered a series of three devastating fires in 1890, 1891 and 1892 that destroyed most of the buildings in the downtown core. There are five commercial buildings surviving in downtown Omeme that predate this fire, including the subject property. The others are 30-32 King Street East and 34-36 King Street East on the south side of King Street East between George and Colborne Streets and 25 and 45 King Street East on the north side of King Street East, east of George Street. 46 King Street, now the Legion, also predates the fire but was originally constructed as a substantial industrial

foundry, not as a commercial property. 30-32 King Street East and 45 King Street East are believed to be the oldest of this set of buildings, although their dates of construction are not known. As one of the survivors of this period, it provides insight into Omemee's downtown streetscape prior to 1890 at the height of its nineteenth century development.

Overall, the property is a unique example of Italianate commercial architecture in Omemee. It displays and has retained the key architectural features of this popular commercial style as executed in the second half of the nineteenth century, but is unique due to its uncommon gable roof with eyebrow dormers that are indicative of an earlier style of commercial architecture in Ontario downtowns. It is also important as one of only a small number of Italianate buildings and those pre-dating the significant fires of the early 1890s.

### Historical and Associative Value

24-26 King Street has historical and associative value in its historic role as a commercial building and general store. Often identified as McNeely's General Store, it was constructed as a general store by Isaac McNeely around 1868 and operated by him until his death in 1892. McNeely's General Store grew to become a prominent and well-known business in Omemee and the surrounding area in the late nineteenth and early twentieth century and McNeely a well-known and community-minded businessman. It has direct historical relationships with the historic commercial and economic development in Omemee, being constructed during a period of rapid economic development between about 1860 and 1880, and in its role as a general store, it provides information regarding the economic growth of the community throughout the second half of the nineteenth century.

Omemee was established in the mid-1820s with the construction of a Mill on the Pigeon River, where the village is now located. Emily Township had been formally opened for non-indigenous settlement in 1821 and, in the same year, large numbers of primarily Protestant Irish settlers arrived in the area and took up land in the southern part of Emily as well as in Cavan Township to the east. The area around what is now the village was acquired by the Cottingham family, Maurice and Mary Cottingham of County Cavan and their sons Samuel and William, who established a shanty near the river, alongside the Laidley and English families who travelled with them. By 1825, the mill was established by William Cottingham, Maurice and Mary's younger son, eventually becoming the commercial and industrial nucleus of the village; this was also the first grist mill established in what would later become Victoria County.

The first store in the community was open by 1826 and run by Samuel Cottingham in close proximity to his brother's mill. The influx of settlers in Emily Township, both the Protestant group of which the Cottingshams were a part and the Peter Robinson settlement scheme which brought large numbers

of Irish Catholic settlers in the mid-1820s, meant a significant demand for goods and the new general store served a real need in the surrounding township. The mill and store soon became the focal point for the surrounding area and, slowly, a small community began to develop in close proximity and a village plot was soon laid out, for a community then known as Williamstown. This kind of rapid growth and development of local businesses was common for early mill sites, as mills were key infrastructure in early agricultural communities and vital economic drivers; settlers often travelled long distances to access them. The post office was established in 1835, as well as a local school in the same year. 1857 saw the arrival of the Port Hope, Lindsay and Beaverton Railway which helped bolster the economic prospects of the village with a new and direct route to regional markets for the growing village's agricultural and other products. It was first renamed Metcalf in the 1840s and then later, Omemee. It formally incorporated as a village separate from Emily Township in 1874.

The 1858 Peterborough and Victoria Counties directory shows the progress of the village, just over thirty years from the establishment of Cottingham's mill, when its population had reached around 500 people. Of Omemee, the authors of the directory wrote:

The principle village in the township of Emily is situated on Pigeon River, which, beside supplying it with Hydraulic power, promises to be an important inlet for the produce and lumber of the northern townships. It has one excellent flouring and grist mill, with three run of stones; a very good saw mill, and a carding and fulling mill, all worked by water power. It contains two churches – an Episcopalian and Wesleyan; a grammar school; fifteenth stores – some of them are good ones; two bakeries and groceries; two taverns, and a temperance hotel; three saloons; and blacksmiths, coopers, waggon makers, show makers, tailors, carpenters, harness makers, and dress makers, in fair numbers. Omemee boasts a very excellent newspaper the “Warder” published by Mr. Joseph Cooper. It is on the line, and is one of the most important stations, of the Port Hope, Lindsay Beaverton and Railroad; and should the inhabitants be successful in procuring Government assistance to dredge and improve the navigation of Pigeon River – now capable, when the water is high, of floating a steamer to the

village – there is little doubt that it will become a town of very great importance.<sup>1</sup>

The village contained a wide variety of stores, typical of a mid-nineteenth century small town, including the standard general stores, grocers, and blacksmiths, alongside more specialized commercial enterprises, such as coopers, tailors, harness makers and shoemakers that typically only established their businesses in communities large enough to support them. Throughout the 1860s and 1870s, Omemee's economy, and population boomed, as it continued to develop into an important centre for the surrounding rural townships and as a manufacturing and commercial centre, boasting saw, grist and carding mills.

Omemee reached its peak nineteenth century population by the late 1870s, with over 800 inhabitants, before slowly declining throughout the closing decades of the nineteenth century and first decades of the twentieth. This was a common trend in rural and small town Ontario around the turn of the century when an exodus was occurring from rural to urban areas as a result of shifting economic opportunities that favoured urban centres. By 1898, the Eastern Ontario Gazetteer and Directory reported a population of 600 people and a range of services and businesses, similar in many ways to the size and economic power of the community in 1858.

The subject property was constructed around 1868 as a general store for local businessman and retailer, Isaac McNeely. McNeely appears to have arrived in Kawartha Lakes along with his immediate and extended family in the mid to late 1830s and settled in Ops Township; the exact date of arrival is not known, but Isaac's younger brother Thomas was born in Ontario in 1838. The group that arrived in Canada was significant. It included Isaac McNeely, his siblings and their parents Catherine Reid and John McNeely, along with at least four of Catherine's siblings with their families and Catherine's mother, also named Catherine, for whom there is a memorial plaque in the Emily Cemetery Chapel. The family does not appear to have come at the same time as Catherine's brother William and his wife, Margaret Elizabeth, are recorded as having arrived with their children in 1840. It is not known where they originally settled although Isaac McNeely's first cousin, Isaac Reid, purchased a farm in Reaboro in 1847 and John McNeely appears in the 1861 census in a stone house in Ops Township, so it likely they came to Ops Township around this time. The McNeely and Reid families remained well-established in both Ops and Emily Townships throughout the nineteenth and early twentieth century and were prominent families in Omemee and Reaboro; for example, Isaac McNeely's

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<sup>1</sup> Directory of the United Counties of Peterborough and Victoria for 1858 (Peterborough: T&R White, 1858), 38.

sister Jane married Omemee furniture maker John McCrae and is the mother to Flora McCrae, later Lady Eaton.

McNeely first appears in Emily Township in 1861 where he is listed, age 35, as a merchant. He was living in Omemee at this time which was, at the time, not a separate municipal entity from Emily Township. His business premises at this time are not known but he was recorded as working as a dry goods merchant as early as the 1865 directory where he has an advertisement for a business on King Street selling “Staple and Fancy Dry Good, Groceries, Boots and Shoes, Hardware, Dye Stuffs, Paints and Oils, Glass, Putty, Lamps &c., &c.”<sup>2</sup> and is one of only two Omemee businesses to advertise in the directory, although there were six general stores in the village that are listed in the directory. He was living with his younger brother, Thomas, and his maternal aunt Sarah Reid, who was only about ten years older than he was. He never married but lived with Sarah Reid for the rest of his life and they are buried together in the Emily Cemetery.

In 1868, he purchased the subject property from Thomas Matchett, a prominent Omemee businessman and landowner and is believed to have constructed in the extant building shortly thereafter. The new store, which when originally built had two separate storefronts, was divided into two sections connected by several doorways on the interior. The western section was dedicated to dry goods and some groceries, while the eastern section included hardware, paints, boots, and shoes. It was a significant business in downtown Omemee and, as a general store, vital to the commercial and everyday life of the community, operating until McNeely's deaths in 1869.

The general store was a vital commercial institution in nineteenth century, particularly in small towns and rural areas where there were fewer specialized retailers. General stores were central aspects of community life in nineteenth century Ontario as the primary retail source for rural and small town families and their establishment in an area was a significant boon for settlers and their ability to purchase goods they needed. Nineteenth century settlers have often been viewed and discussed as if they were entirely self-sufficient on the produce of their own farms, but this is not an accurate picture of nineteenth century life. Particularly in rural areas, or in communities such as Omemee that served large rural population as the local village, settlers always relied on products brought into their communities, whether they were coming from urban areas across the province or from international sources. Many of these items, such as sugar or tea, were standard aspects of everyday Victorian diets and simply could not be produced in Canadian climates; others, such as cottons and iron goods, were mass manufactured products that were not

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<sup>2</sup> Fuller's Counties of Peterborough and Victoria Directory for 1865 and 1866 (Toronto: Blackburn's City Steam Press, 1866), 96.

feasible for settlers to make on their own farms but were easy to purchase with the development of new manufacturing techniques and the rapid industrialization of urban areas during this same period. For those who lived in hamlets and were not farming themselves, more basic and local food products, such as meat and eggs, were also required for purchase.

For rural communities, general stores provided a source for these vital goods in close proximity to their own homes and farms. In areas where there was not general store in close proximity, settlers had to travel large distances to get supplies which was inconvenient, difficult and extremely time consuming. However, when a general store was established in a community, it meant that long distance travel was no longer required to access basic goods and often communities developed in close proximity to general stores, when they were established independently, or their opening in a small community often led to increased economic activity locally because they allowed people to access goods and products more efficiently. This is what occurred in Omemee where the first retail establishment was a general store. For farmers, general stores also provided a place to sell their products locally; although the increasingly interconnected provincial economy in the second half of the nineteenth century meant that many products were shipped elsewhere, many still stayed in local areas and general stores provided a vital link between farmers and customers, particularly with more perishable products such as fruits and vegetables. Larger hamlets and villages like Omemee often ended up with more than one store of this type, as a growing population led to an increased demand for products.

General stores, as reflected in their name, sold a wide array of products. When looking at data related to general store sales in the nineteenth century, hardware and textiles form the two largest categories of purchases and this is reflective of the growth of cheap manufacturing for both of these categories of items which led them to be purchased from the store, as opposed to made at home. Basic, every-day products, like cotton and nails, were general store staples that were mass manufactured by the middle of the nineteenth century; although the rise of mail-order catalogues by the turn of the century allowed rural and small-town consumers to purchase and order a much greater range of products than at their local general store, visiting the store was often easier and cheaper and the general store continued to be an important supplier of non-grocery products into the early twentieth century. The other major product sold by general stores was flour. Although many early settlers attempted to various degrees to grow their own grain, by the middle of the century, wheat and flour were commodities produced on an industrial scale, certainly when compared to the early decades of the nineteenth century, and were readily and cheaply available for purchase. For both rural and small town residents, the general store was the location where flour, alongside other dry food items, was purchased.

The storekeepers were often significant figures in their communities and someone well-known to most people in the surrounding area. In addition to providing goods for people to purchase and ordering supplies required, storekeepers sometimes acted in other capacities such as post master or banker as sometimes the local post office was contained within the general store, particularly in very small communities, or the lack of access to established banks in larger centres meant that storekeepers often gave loans and credit where those in urban areas would access formal banking services. More informally, general stores were centres of community life and many storekeepers strove to help make them so such as allowing gatherings in the space such as gathering to listen to the radio.

McNeely was certainly a prominent figure in the community. His business was an important and large one in Omemeé but he also was a key member of the broader community. This is most clearly reflected in his obituary in May 1892:

It is our painful duty to record the death of Mr. Isaac McNeely, which took place at his residence in this village last Friday night. He had been in poor health for the past year, but was still able to look after his mercantile business until about three months ago, since which time he has been confined to his room and despite the best efforts of his medical attendants he gradually sank and death terminated his sufferings as above stated. The deceased was one of the pioneer residents, having been engaged in general merchandise in the village for over thirty-five years. He built up an excellent trade and his straight-forward business tactics and honourable dealing secured him the confidence of the best element of the community. His word was as good as his bond, and his wise and conservative counsel was always freely given to those of limited experience in various business matters. He has frequently branches out into other enterprises, having a few years ago associated himself with Mr. Henry Walters of Lindsay, and the firm was successful as contractors for railroad bridges and other public works. He was a member of the school board for several years, was an active worker in the English church, having occupied the position of warden for many years and was identified with every laudable enterprise.<sup>3</sup>

McNeely was also identified as a regular giver to various charitable causes, and a member of the local Masonic lodge. Little else is known about his personal life besides his extensive community involvement but it was clearly an

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<sup>3</sup> Quoted in *Omemeé*, 40.

important member of the late nineteenth century community who was well-known, extensively involved and well-respected in Omemee throughout his life in the village.

When viewed its relation to its mid-nineteenth century context, its role as a general store and McNeely's prominence, the subject property has significant historical value within the context of Omemee's commercial development from the mid-nineteenth century. Operating as a general store throughout the second half of the nineteenth century, the store reflected Omemee's growing economy and evolving downtown commercial area in the 1860s and its growth as a commercial centre for the surrounding rural area. In particular, its operation as McNeely's General Store was well known in the local community and outlines its importance as part of Omemee's historic commercial area.

### Contextual Value

24-26 King Street East has contextual value as part of the historic streetscape of downtown Omemee. It helps maintain and support the character of the commercial core of downtown Omemee as one of a range of nineteenth century commercial buildings extant along King Street East. While the majority of the commercial buildings in downtown Omemee predate 1900, it forms one of a small collection of commercial buildings that pre-date the early 1890s when several significant fires destroyed most of the downtown core and which are primarily located at the eastern end of the downtown. It is physically, visually and historically linked to its surroundings as part of the village's downtown streetscape.

The subject property was constructed around 1868 as part of the commercial development of Omemee in the 1860s and 1870s as the community grew in size and prosperity after the arrival of the railway in 1857. At this time, King Street East became firmly established as the village's downtown core with new commercial buildings in up-to-date Victorian styles. The community reached the height of its nineteenth century prosperity and population in 1878 and the 1881 Fire Insurance Plan shows its physical development at that time. Downtown Omemee, in 1881, included a range of two- and three-storey commercial properties in both brick and wood built to the front lot line. Some of these are attached to each other in a continuous streetwall, but many are detached from each other and sometimes punctuated with residential properties, as is the case in the block on which the subject property is located. While this is atypical in larger centres, such as Lindsay where most commercial buildings from this period were constructed as a continuous streetwall, it was relatively common in smaller centres where space in downtown areas was at less of a premium.

In the early 1890s, Omemee's downtown streetscape was altered dramatically when three major fires, in 1890, 1891 and 1892, destroyed most of the buildings

in the downtown core. There are five commercial buildings surviving in downtown Omeme that predate this fire, including the subject property, which taken together form a historic and thematic unit. The others are 30-32 King Street East and 34-36 King Street East on the south side of King Street East between George and Colborne Streets and 25 and 45 King Street East on the north side of King Street East, east of George Street. 46 King Street, now the Legion, also predates the fire but was originally constructed as a substantial industrial foundry, not as a commercial property; it does, however, contribute to the pre-1890 collection of properties in this area. All of these buildings are to the east of George Street and are located in close proximity to one another on the eastern side of the downtown core. 30-32 King Street East and 45 King Street East are believed to be the oldest of this set of buildings, although their dates of construction are not known. These properties have a specific contextual relationship to one another by virtue of their age and shared history, alongside their role within the broader streetscape.

By the 1904 Fire Insurance Plan, the downtown core had largely been rebuilt with new commercial buildings and the streetscape had evolved to more closely reflect its current context. The properties that were destroyed during the fire were largely rebuilt in the early 1890s and are mostly still extant; these can be seen alongside both the subject property and the others that pre-date the early 1890s fires both in the Plan and the streetscape itself. Omeme's current commercial core stretches from approximately Sturgeon Street in the west to Colborne Street North in the east; while King Street continued both east and west beyond this, the commercial structures give way to residential and institutional buildings. Between these two cross streets, King Street East, on both the north and south sides, is lined with commercial establishments. While some have been constructed more recently, the majority date from the late nineteenth century and taken together form a cohesive, historic small town downtown area with a variety of stores and businesses. This includes structures that were both built before and after the fires of the early 1890s and retains its historic patterns, including brick and frame buildings that are two- to three-storeys and built to the front lot line with a combination of detached and attached structures. This mix of buildings is typical of downtown areas in small town Ontario that date from the late nineteenth century which generally contain a concentration of historic commercial buildings, in both the Italianate and Second Empire styles, alongside other structures, such as residences or modern commercial structures; this is also the case in Omeme. 34-36 King Street East supports and maintains this historic small town streetscape as part of this collection of buildings. As with most Victorian buildings, it is built to the sidewalk and forms part of a cohesive, although not continuous, Victorian streetwall along King Street East. These are typical features of a late Victorian downtown that are maintained by this extant structure in combination with the

other late Victorian commercial buildings that form part of this historic landscape.

## Summary of Reasons for Designation

The short statement of reasons for designation and the description of the heritage attributes of the property, along with all other components of the Heritage Designation Brief, constitute the Reasons for Designation required under the Ontario Heritage Act.

### Short Statement of Reasons for Designation

#### **Design and Physical Value**

24-26 King Street has design and physical value as a unique example of a Victorian commercial building in Omemee and one of the oldest extant commercial buildings in the village. Constructed around 1868, it is primarily constructed in the Italianate commercial style, the most popular style for downtown commercial architecture in the second half of the nineteenth century but includes a unique gable roof with eyebrow dormers, an atypical feature for Italianate commercial architecture. Key architectural features from the Italianate style include its two-storey red brick construction, decorative brick coursing and division of the façade into bays by pilasters. It is one of only five downtown commercial buildings in Omemee that predate 1890.

#### **Historical and Associative Value**

24-26 King Street has historical and associative value in its historic role as a commercial building and general store. Often identified as McNeely's General Store, it was constructed as a general store by Isaac McNeely around 1868 and operated by him until his death in 1892. McNeely's General Store grew to become a prominent and well-known business in Omemee and the surrounding area in the late nineteenth and early twentieth century and McNeely a well-known and community-minded businessman. It has direct historical relationships with the historic commercial and economic development in Omemee, being constructed during a period of rapid economic development between about 1860 and 1880, and in its role as a general store, it provides information regarding the economic growth of the community throughout the second half of the nineteenth century.

#### **Contextual Value**

24-26 King Street East has contextual value as part of the historic streetscape of downtown Omemee. It helps maintain and support the character of the commercial core of downtown Omemee as one of a range of nineteenth century commercial buildings extant along King Street East. While the majority of the commercial buildings in downtown Omemee predate 1900, it forms one of a small collection of commercial buildings that pre-date the early 1890s when several significant fires destroyed most of the downtown core and which are primarily located at the eastern end of the downtown. It is physically, visually and historically linked to its surroundings as part of the village's downtown streetscape.

## Summary of Heritage Attributes to be Designated

The Reasons for Designation include the following heritage attributes and apply to all elevations, unless otherwise specified, and the roof including: all façades, entrances, windows, chimneys, and trim, together with construction materials of wood, brick, stone, stucco, concrete, plaster parging, metal, glazing, their related building techniques and landscape features.

### Design and Physical Attributes

The design and physical attributes of the property support the value of the property as a unique example of a Victorian commercial property in Omemee.

- Two-and-a-half storey red brick construction
- Flattened gable roof
- Eyebrow dormers
- Two-bay front elevation
- Three-bay side elevation
- Pilasters
- Dog-tooth coursing
- Stone corbels
- Fenestration including:
  - Rectangular upper storey windows
  - Rounded gable window
- Ground floor storefront including:
  - Picture windows
  - Recessed entrance
- Rear two-storey residential unit including:
  - Separate entrance
  - Fenestration
  - Flat roof
  - Entrance surround with overhang and brackets

### Historical and Associative Attributes

The historical and associative attributes of the property support its value in its association with the nineteenth century development of Omemee and its role in the community as McNeely's General Store from the mid-nineteenth century.

- Association with the nineteenth century commercial development of Omemee
- Historic use as a general store
- Associations with Isaac McNeely

### Contextual Attributes

The contextual attributes of the property support its value as a contributing feature to the downtown historic streetscape of Omemee.

- Orientation towards King Street East
- Construction to the north lot line
- Views of the property along King Street East and George Street South
- Views of King Street East and George Street South to the property
- Relationship to, 25 King Street East, 30-32 King Street East, 34-36 King Street East, 45 King Street East and 46 King Street East

Images



Downtown Omeme, c. 1906







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## Municipal Heritage Committee Report

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**Report Number:** KLMHC2024-026  
**Meeting Date:** April 4, 2024  
**Title:** **Planning Act Application Review – 77-83 William Street North, Lindsay**  
**Description:** Review of second site plan submission for 77-83 William Street North, Lindsay  
**Author and Title:** Emily Turner, Economic Development Officer – Heritage Planning

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**Recommendations:**

**That** Report KLMHC2024-026, **Planning Act Application Review – 77-83 William Street North, Lindsay**, be received; and

**That** comments be provided to Planning staff through the Chair.

**Department Head:** \_\_\_\_\_

**Financial/Legal/HR/Other:** \_\_\_\_\_

**Chief Administrative Officer:** \_\_\_\_\_

## **Background:**

At its meeting of December 7, 2023, the Municipal Heritage Committee received and commented on an application for the property known municipally as 77-83 William Street North. The application was the first submission for site plan approval to permit an 8-storey residential apartment building containing 108 rental units. The building is to contain one level of underground parking, one level of at grade parking, 6 stories of residential apartments, and a final partial floor for indoor and outdoor amenities. An application for Official Plan and Zoning By-law amendments to permit this use was previously reviewed by the Committee and approved by Planning Advisory Committee and Council in summer 2023.

The Committee submitted comments related to the architectural design of the proposed building through the Chair at its December 7 meeting. These comments are attached as Appendix A to this report. In general, the Committee was concerned about the architectural compatibility of the new building with the surrounding area which includes a large number of two to three storey historic residential buildings. The new building is also in close proximity to the Downtown Lindsay Heritage Conservation District. Subsequent to the submission of these comments, staff met with the applicant to review Committee and staff comments regarding the application and discuss potential mitigation measures to integrate the building into the existing neighbourhood.

The applicant has now submitted a second Site Plan submission including revised architectural drawings that respond to comments received. These revised drawings are attached as Appendix B. The applicant has also provided a letter outlining the modifications made in response to heritage-related concerns. This letter is attached as Appendix C. The applicant has also committed to including an interpretive panel on the exterior of the building in the public realm to provide interpretation regarding the site and local neighbourhood.

This report provides the second submission for Site Plan Approval for the Committee's review and comments.

## **Rationale:**

While the property itself does not have any heritage status, it is located in an area with a high concentration of historic properties, although most of these are not listed or designated. While higher density housing is expected in Lindsay, the architectural design of these new buildings should take into account the existing neighbourhood and

fit into Lindsay’s existing built fabric. The applicant has made a significant number of modifications in response to the Committee’s previous comments that are presented in this report for review. The Committee may wish to provide additional comments relating to these changes.

**Other Alternatives Considered:**

There are no recommended alternatives.

**Financial/Operation Impacts:**

There are no financial or operational impacts as a result of the recommendations of this report.

**Consultations:**

Planning Staff  
Applicant

**Attachments:**

Appendix A – Municipal Heritage Committee Comments (December 2023)



Adobe Acrobat  
Document

Appendix B – Revised Architectural Drawings 77-83 William Street North SPA



Adobe Acrobat  
Document

Appendix C – Response Letter 77-83 William Street North SPA



Adobe Acrobat  
Document

**Department Head email:** [lbarrie@kawarthalakes.ca](mailto:lbarrie@kawarthalakes.ca)

**Department Head:** Leah Barrie, Director of Development Services

December 12, 2023

Maryann Hunt  
Supervisor, Development Planning  
Development Services, Planning Division  
180 Kent Street West  
Lindsay ON K9V 2Y6

Dear Ms. Hunt,

**RE: D19-2023-014, 77-83 William Street North, Lindsay**

The Kawartha Lakes Municipal Heritage Committee has reviewed the Site Plan Application related to the property at 77-83 William Street North in Lindsay. The subject property is in close proximity to the Downtown Lindsay Heritage Conservation District as well as several other properties which are listed on the City's Heritage Register. The property itself contains a late nineteenth century commercial structure which, while it does not have any statutory protection, has undergone preliminary evaluation and has been demonstrated to have cultural heritage value.

The Committee has reviewed the application based on its potential to impact the heritage attributes of the Downtown Lindsay Heritage Conservation district, the historic streetscape of William Street North and Wellington Street, and the historic building located on the property itself. The Committee would like to offer the following comments on the application at this time:

- The Committee is supportive of the step back on the east elevation of the structure as this mitigates the impact of the building's height on the surrounding streetscape. However, the Committee would prefer to see a step back also included on the south elevation to balance the building and provide additional mitigation for its height.
- The Committee is generally concerned about the very modern aesthetic of the building. While the Committee recognizes that new development does not need to replicate existing historic forms, the Committee would like to see some design elements included in the new building to help integrate it into the surrounding streetscape and lessen its visual impact. Design elements might include:
  - The use of buff and/or red masonry to link the building with the surrounding historic structures and soften its visual impact.
  - The use of brick veneer, particularly on the first two storeys of the building, to break up the overall massing of the building and provide visual linkages to the streetscape as a whole.

- Window treatments such as curved lintels, contrasting sills and window surrounds.
- The integration of prevalent historic architectural elements from buildings in the local areas, such as decorative brickwork or cornices.
- The Committee finds the yellow metal accents on the building particularly jarring and would suggest that these are replaced with a colour that is less vibrant and with lower contrast to the surroundings colours. The yellow accent wall at the entry could perhaps become a mural, mosaic or some other element depicting the streetscape and capture the existing building which will be removed.
- The Committee recognizes that the existing structure on the site will be removed to facilitate the new construction on the property and would like to see the former use of the site commemorated in some way. The Committee would like to see an interpretive panels or similar recognition of the site's former use, such as enlargement of photographs of the historic streetscape, included in the design. This would be of interest to both future residents and pedestrians and would provide a good opportunity to link the old development with the new.

The Committee is supportive of new development and increased and diversified housing in downtown Lindsay. It is particularly supportive of new rental housing in Lindsay for which there is a demonstrated need and the Committee would like to commend the applicant for the proposal to develop new affordable units in the community. However, the Committee is committed to ensuring that new development is compatible with the town's historic character and its wide array of heritage properties and areas. The Committee looks forward to further reviewing this file and a modified version of this proposal which takes into consideration the need for architectural compatibility with the existing heritage downtown.

Respectfully submitted,

A handwritten signature in cursive script that reads "Athol Hart".

Athol Hart  
Chair, Kawartha Lakes Municipal Heritage Committee



**MDM Developments - Apartment Building in Lindsay**

81 William St N

Proj. 22042 Jan 2024

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**MDM Developments - Apartment Building in Lindsay**

81 William St N

Proj. 22042 Jan 2024

81



**BARRY BRYAN  
ASSOCIATES**

Architects  
Engineers  
Project Managers



250 Water Street,  
Suite 201  
Whitby, Ontario  
Canada  
L1N 0G5

Tele: **905-666-5252**  
Fax: **905-666-5256**  
Email: [bba@bba-archeng.com](mailto:bba@bba-archeng.com)  
[www.bba-archeng.com](http://www.bba-archeng.com)

January 24, 2024

City of Kawartha Lakes  
26 Francis Street  
Lindsay, Ontario K9V 5R8

Attention: Ms. Emily Turner, Economic Development Officer - Heritage Planning

Re: **Heritage Comments For 77-83 William Street, Lindsay ON**  
**Proposed 8 Storey Affordable Housing Development MDM Developments**  
**File No. D19-2023-014**  
**BBA Project No. 22042**

Dear Ms. Turner:

As per your department's comments received in December 2023, per the attached correspondence in relation to the above noted file D19-2023-014 for the Proposed eight(8) Storey Affordable Housing Development at 77-83 William Street, Lindsay, ON. Please find below and the attached response addressing the items of concern from Heritage Planning at the City of Kawartha Lakes.

As per the attached revised rendering perspectives we have addressed the overall concerns in principle to align with key urban design principles and incorporated materials and details that reflect the importance and reference the heritage context within the Town of Lindsay.

As illustrated the base of the proposed development has been revised with a brick veneer for the bottom 2 levels creating a strong base, as well as a direct contextual relationship with the urban context within the Town's heritage centre. The bottom of the base is also detailed with 2 course of a limestone architectural block, for durability and grounding aesthetic. The brick veneer base is also detailed with regular spaced pilasters and inset bays, to break up the facade length and reference historical masonry construction of the area. With respect to the enclosed ground floor parking, similar detailing is continued along the facade, and inset glazing with black aluminum frames are set within the base to provide a more human scale urban aesthetic, and disguise the parking areas from the street view.

Moving up the facade, the EIFS tones for the opaque materials have been revised to develop a modern 'lightness' to the building in combination with the fenestration (glazing) openings of the residential units. A light grey tone of EIFS is used to balance out the heavy masonry base and compliment the proposed building's massing.

The Upper floors (seven and eight) are the treated with similar EIFS materials, however in a darker grey tone to accentuate the buildings 'Top' section of massing and position the buildings form with a classical massing organization as referenced in the urban design brief.

The fenestration elements (glazing) are un changed and provide a strong balance with the strong massing elements, for Juliet balcony and window openings of the residential units.

Common exterior green-space on the two terraces also delivers a modern balance to the overall massing and provides exterior amenity areas for residents that is not found on the ground plane area.

The revised design has also recognized an area on the ground floor masonry facade adjacent to the main entrance that can be used to provide glass interpretive panels, to be designed in detail at later date, on pinned signage mounts. The panel(s) would help provide education to residents and visitors of the area with reference to historical site and area landmarks. We feel that we can work with the committee to develop the design in further detail.

We feel these design changes, as illustrated in the attached have addressed the comments provided in your letter as well as the discussion in relation to the above noted site plan application for the proposed affordable housing development.

We look forward to your response to the above and attached, and we will be happy to submit further details (full coloured elevations, material breakdowns) in the following Site Plan Application submission after your comments regarding this correspondence.

If you have any questions or concerns, please do not hesitate to contact our office.

Yours very truly,

**Barry Bryan Associates**  
*Architects, Engineers, Project Managers*

A handwritten signature in black ink, appearing to read 'Nick Swerdfeger', written over a horizontal line.

Nick Swerdfeger, OAA, MRAIC, Principal

NS/gs





## Municipal Heritage Committee Report

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**Report Number:** KLMHC2024-027  
**Meeting Date:** April 4, 2024  
**Title:** **Planning Act Application Review – 26 Country Club Drive, Verulam Township**  
**Description:** Zoning By-law amendment application regarding 26 Country Club Drive, Verulam  
**Author and Title:** Emily Turner, Economic Development Officer – Heritage Planning

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**Recommendations:**

**That** Report KLMHC2024-027, **Planning Act Application Review – 26 Country Club Drive, Verulam Township**, be received; and

**That** comments be provided to Planning staff through the Chair.

**Department Head:** \_\_\_\_\_

**Financial/Legal/HR/Other:** \_\_\_\_\_

**Chief Administrative Officer:** \_\_\_\_\_

### **Background:**

The City of Kawartha Lakes has received an application to amend the Township of Verulam Zoning By-law 6-87. The subject property is located at 26 Country Club Drive (Eganridge Resort and Golf Club). The intention of the amendment is to permit a three storey addition to the existing hotel. The addition consists of a total of 41 additional hotel suites and an addition to the space amenity area which will expand the pool amenity area associated with the spa. The concept plan and architectural drawings for the proposed addition are attached as Appendix A.

The ZBA proposed to amend the zoning for a portion of the property where the existing hotel is located. The existing hotel is currently non-conforming as the property is zoned Agricultural (A) Zone which does not permit the current use or the proposed extension. The proposed rezoning would amend the zoning of a portion of the property from Agricultural to Commercial (C3) Zone to legally recognize the existing hotel and permit an addition.

The existing hotel and spa building does not have heritage protection or value but is located on the same property as Dunsford House, also known as the Beehive, which is used by the resort for accommodation and is listed on the City's Heritage Register. Dunsford House was constructed around 1839 as a home for the Reverend James Hartley Dunsford and was one of a number of estate houses constructed for members of the military and gentry who settled in Verulam Township throughout the 1830s. It is the largest historic log home in Kawartha Lakes and has significant historic and architectural value.

The proposed ZBA and addition to the main resort building should have a limited impact on the listed building. However, the Committee may want to comment on the proposed addition in relation to the existing historic structure.

### **Rationale:**

As the property contains a listed building, the Committee may want to comment on this application in relation to the impact of the addition, which will be permitted by the rezoning, on the historic log structure. This may include its visual impact on the property in relation to the log structure.

### **Other Alternatives Considered:**

There are no recommended alternatives.

**Financial/Operation Impacts:**

There are no financial or operational impacts as a result of the recommendations of this report.

**Consultations:**

N/A

**Attachments:**

Appendix A – Concept Plan and Architectural Drawings



Adobe Acrobat  
Document

**Department Head email:** [lbarrie@kawarthalakes.ca](mailto:lbarrie@kawarthalakes.ca)

**Department Head:** Leah Barrie, Director of Development Services



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EGANRIDGE RESORT  
 26 Country Club Drive

RR#3 Fenelon Falls

CONCEPTUAL  
 CONTEXT  
 PLAN

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A100

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# EXISTING HOTEL AND CLUBHOUSE

1 STOREY ADDITION  
POOL ENCLOSURE  
W/ ROOF TERRACE

3 STOREY ADDITION



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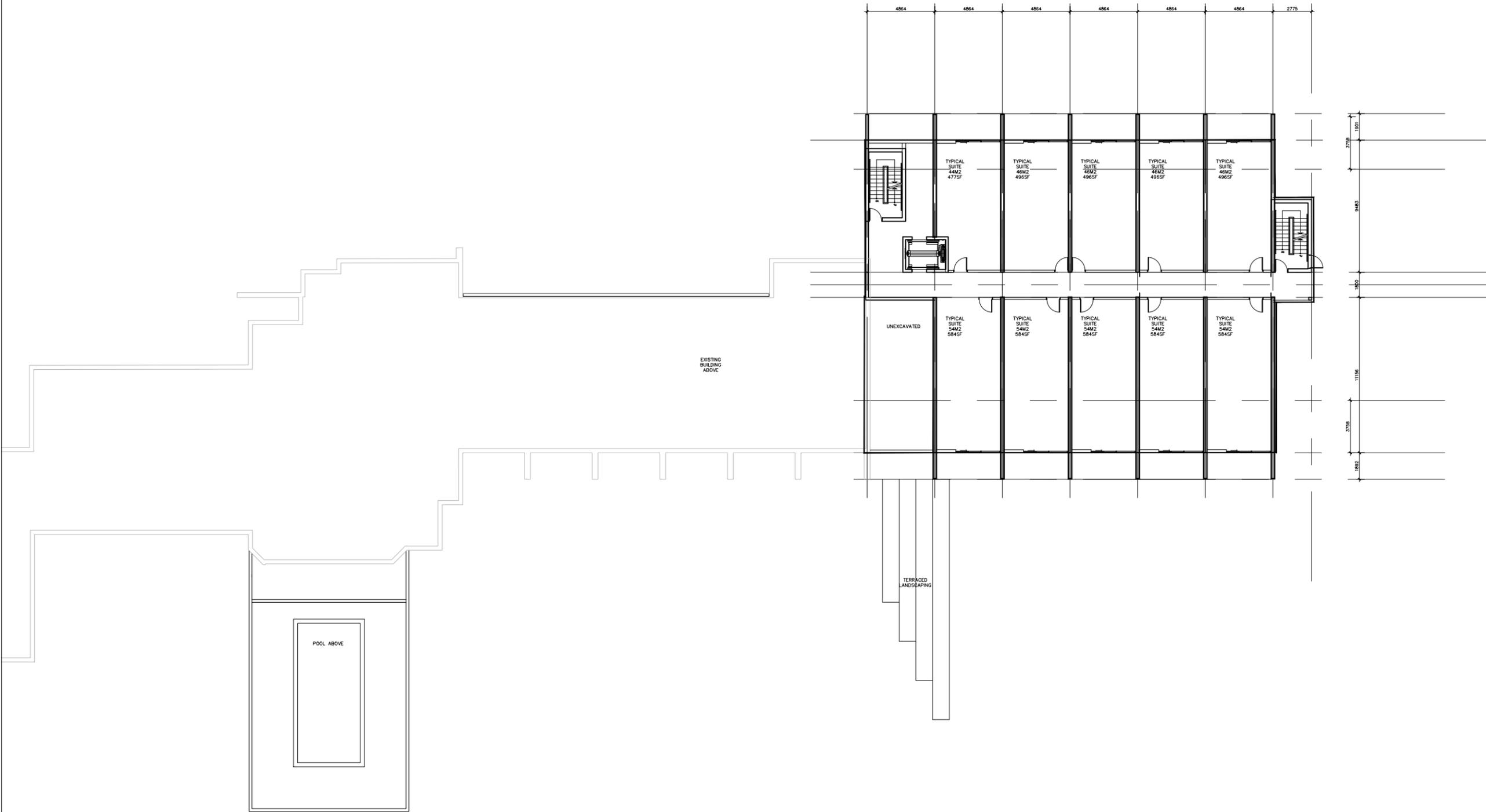
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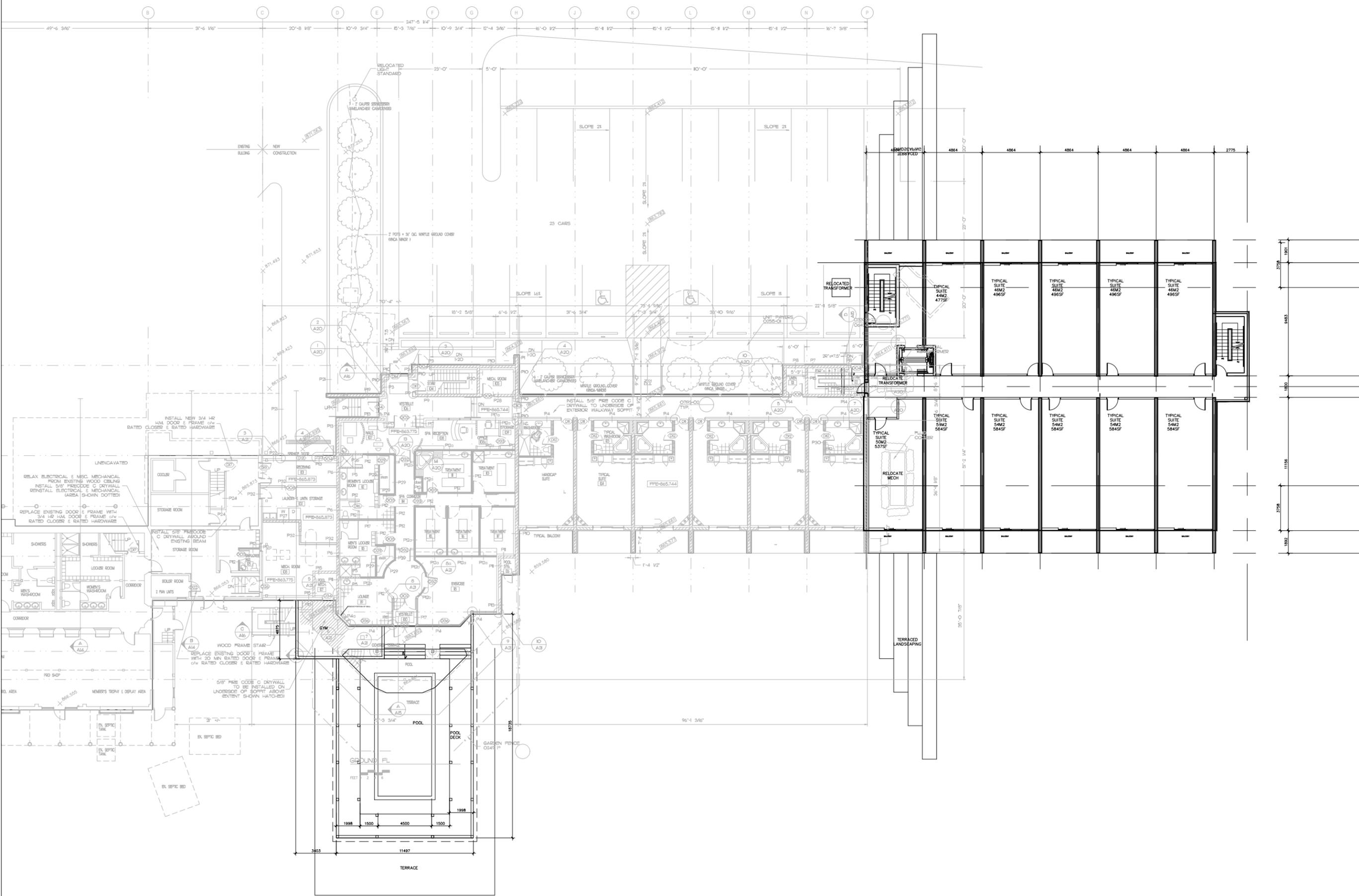
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 26 Country Club Drive

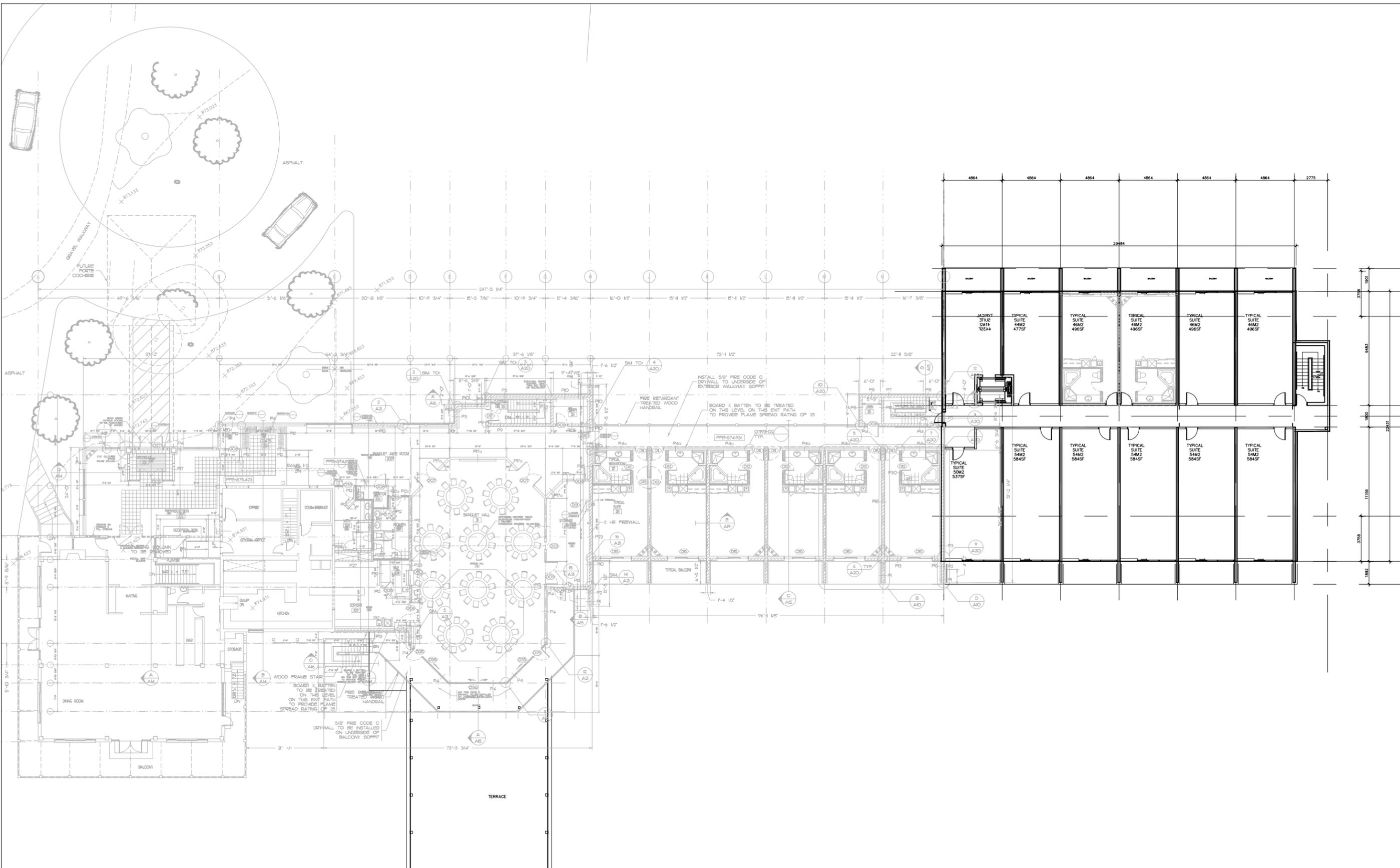
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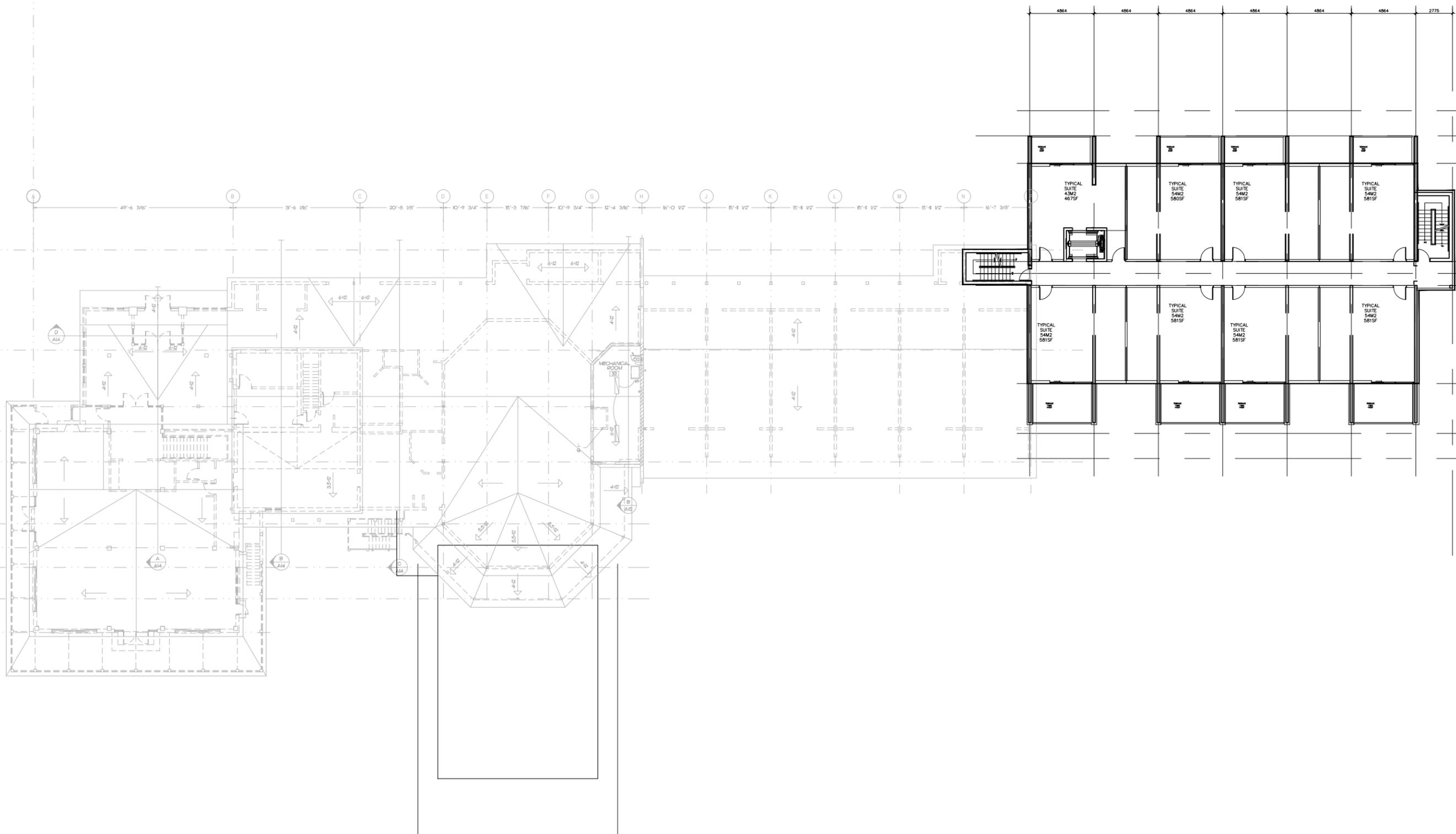
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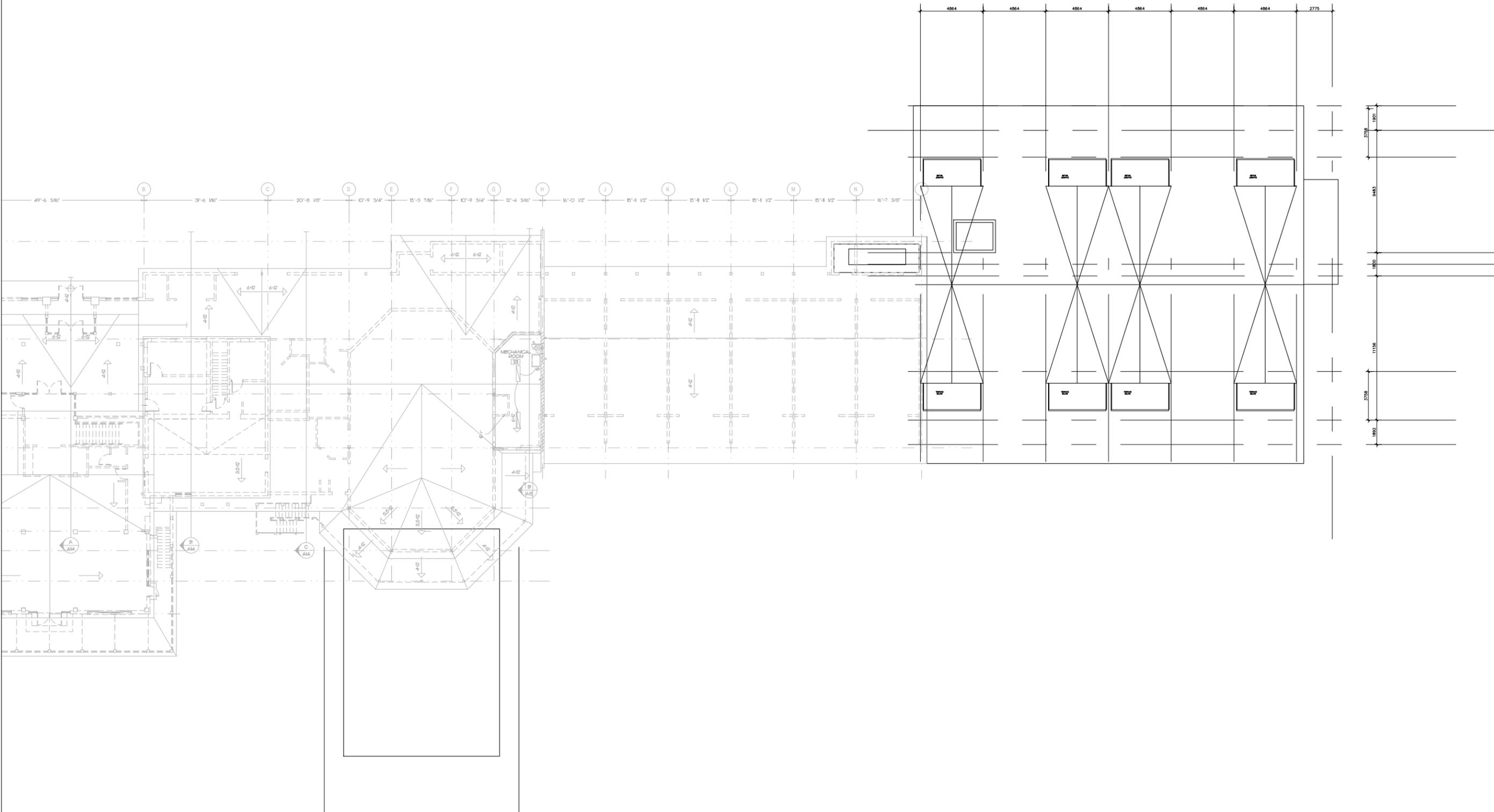
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THIRD FLOOR  
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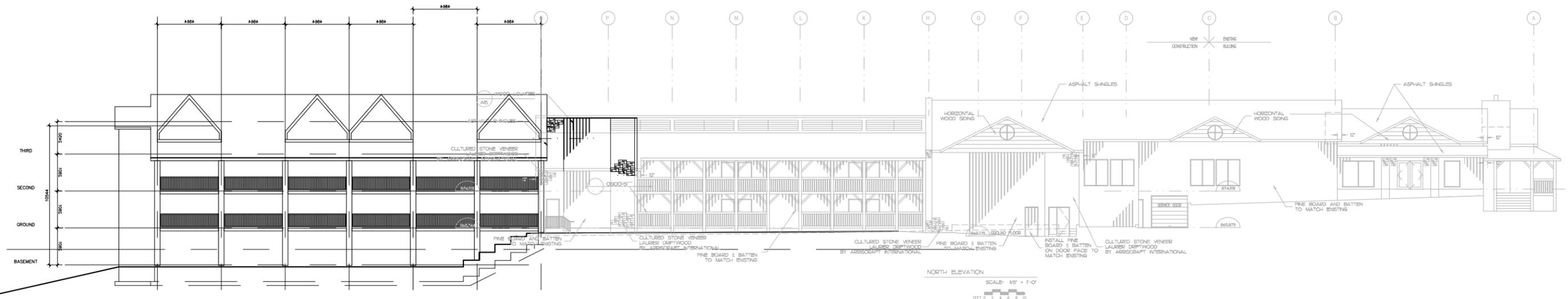
RR# 3 Fenelon Falls

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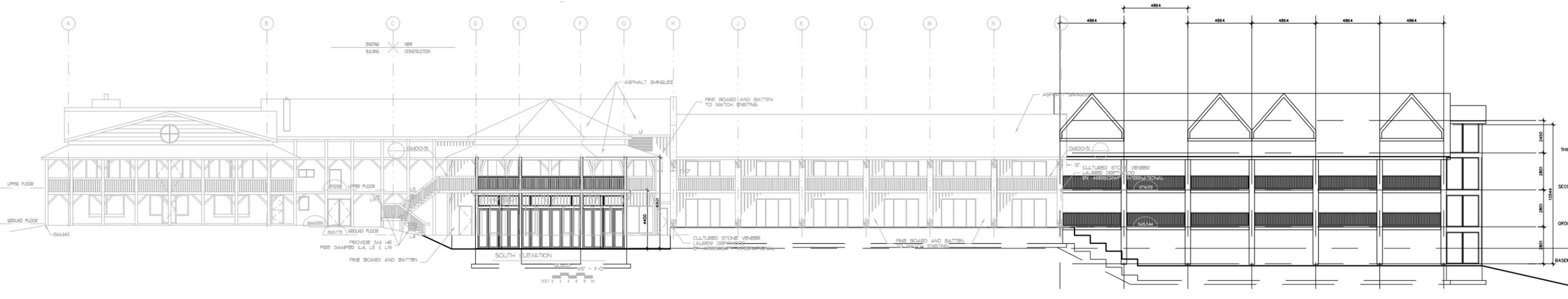
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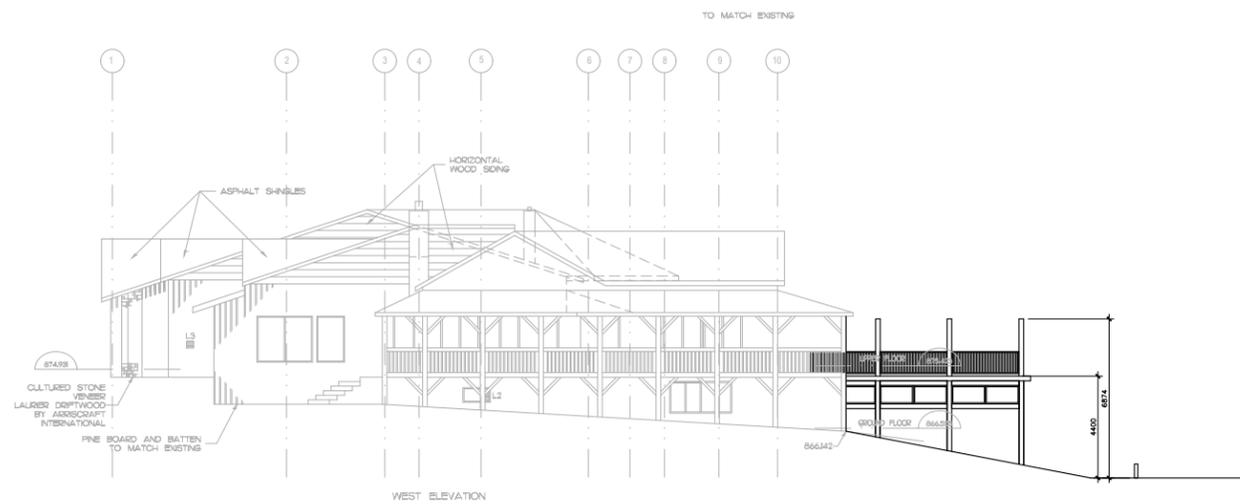
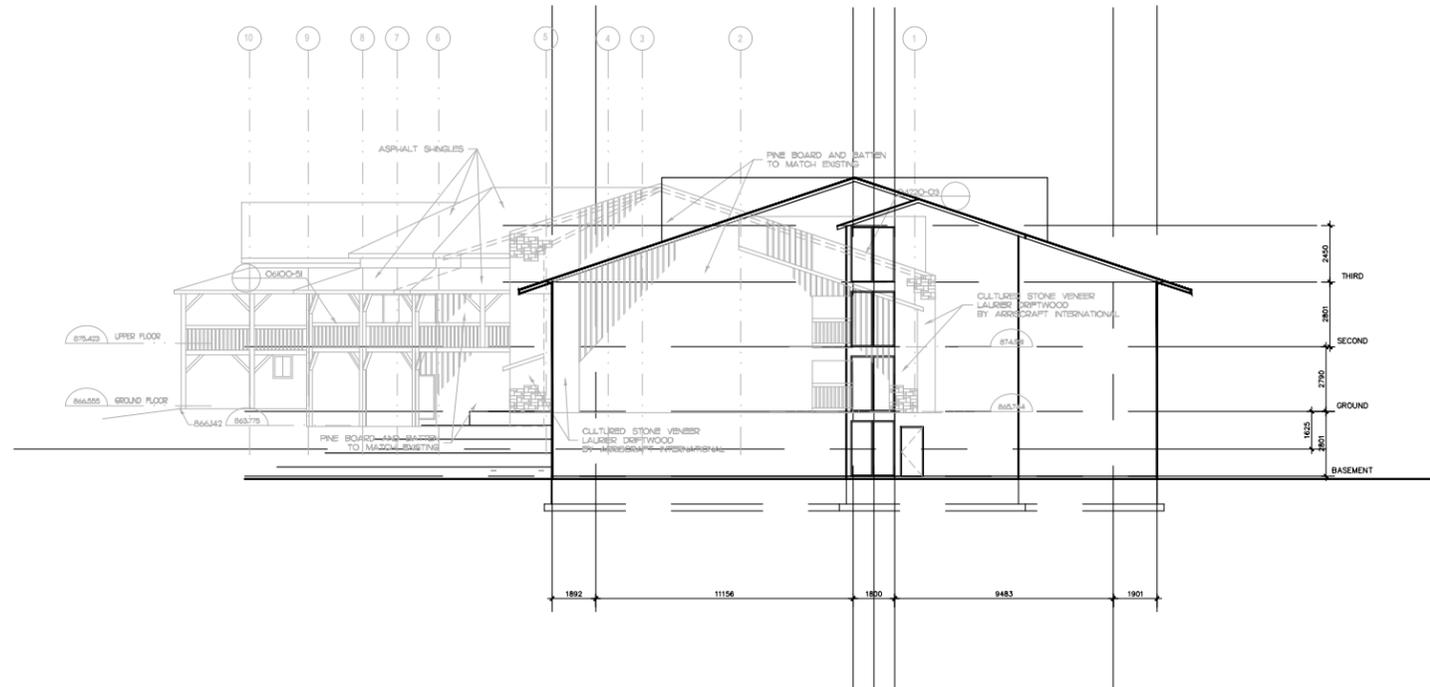
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CONCEPTUAL  
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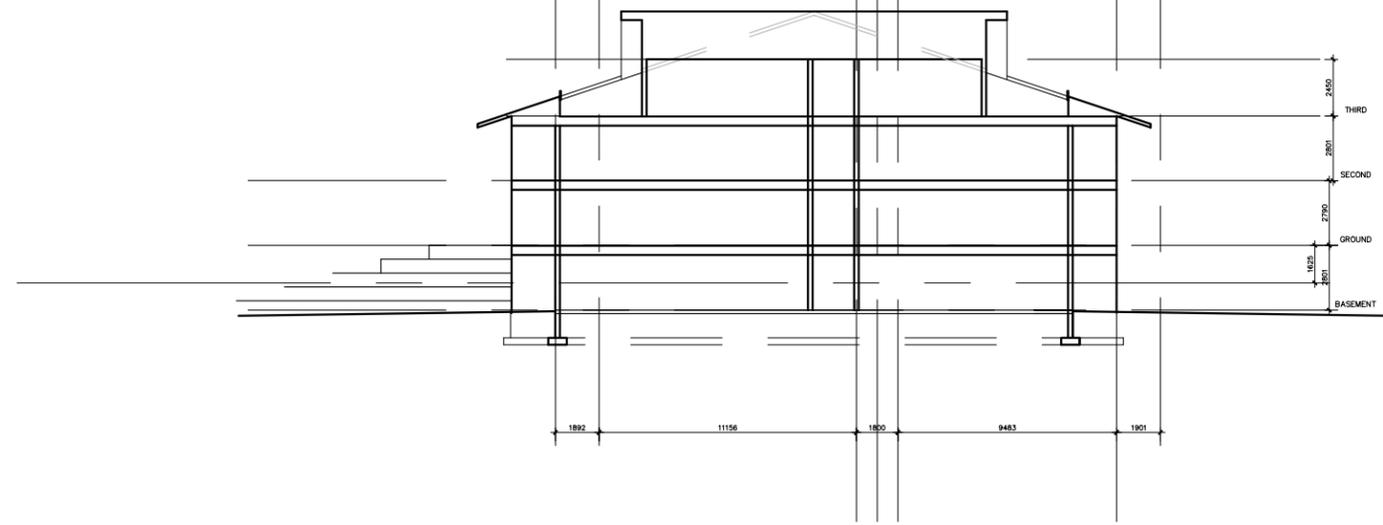
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CONCEPTUAL  
SECTION

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A501

## **Outreach Subcommittee Minutes**

March 25, 2024

Subcommittee Members: Ian McKechnie, Julia Hartman

Staff: Emily Turner, Laura Love

Regrets: Sandy Sims

Emily reviewed the Doors Open website status. The event has been added to the site in the back end but will not become published until sites are added. Emily and Laura are going to meet with Communications staff in early April to create a marketing plan for Doors Open. Communications staff have indicated that advertising for a September event such as this should be initiated in May or June to provide public awareness.

The subcommittee provided updates on the sites that they had contacted so far. Julia spoke to the Boyd Museum which has agreed to participate. She also reached out to Eganridge and Sandy was going to follow up with them. Ian has reached out to Cherry Tree Lodge which has confirmed and is looking for contact information for the Sturgeon Point Association to reach out to them. Emily has contact information for some members of the association and will provide that to Ian. Ian has also suggested that a plein air session or similar be held at Cherry Tree Lodge as has been done in the past and will investigate. Laura has reached out to the Fenelon station and is waiting to hear back. She is also trying to locate the contact information for Blythe Farm. Emily has also reached out to Parks Canada but has not heard back yet.

The subcommittee discussed churches and who to reach out to. They agreed to focus on the historic churches. Emily will reach out to St. James and Laura will reach out to other churches in Fenelon. They also discussed reaching out to St. Peter's Church in Bury's Green which is a small detour from County Road 8. Laura will touch base with their board.

The subcommittee also discussed marketing. They agreed the online marketing the City's communications team was effective but more hard copy and paper advertising was also needed to reach older audiences who weren't on Facebook or the City website. Ian suggested that an ad be taken out in the August edition of the Advocate and that he would also write an article on Doors Open sites for the September Advocate. Julia suggested that post cards and posters for bulletin boards, Legions, churches and similar community spaces would be very helpful. Laura also suggested taking some of the print items to locations out of Kawartha Lakes, such as Millbrook, to bring in people from outside Kawartha Lakes.

The subcommittee also discussed the idea of doing a Doors Open passport or similar initiative where visitors could enter a draw if they visited a certain number of sites with prizes from local businesses. Emily will investigate how that might work.

### **Action Items:**

- Continue to reach out to sites (All)

- Work on Doors Open website (Emily)
- Marketing meeting with Communications staff (Emily and Laura)
- Investigate potential for site passport (Emily)

Next Meeting: April 29, 2024