Appendix A
to Report
ED2023-055

130-132 William Street North, Town of Lindsay (Carew Lumber Company Office)

Heritage Designation Evaluation

Lindsay
PT LT 5 N/S FRANCIS ST PL TOWN PLOT PT 1 57R2208; CITY OF KAWARTHA LAKES
2023

Kawartha Lakes

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. A heritage evaluation of the property has determined that 130-132 William Street North 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 representative example of a turn of the century Italianate commercial building constructed in Lindsay. Built just after 1900, the building includes a range of features typical of a commercial building of this type which include its flat roof, ornate cornice brick work and pilasters. This architectural style was the most popular style for commercial architecture throughout the late nineteenth and early twentieth century and the subject property is a representative example of a detached structure of this type.

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

The property displays a typical degree of craftsmanship or artistic merit 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 the lumber industry in Lindsay through its former role as an office for the Carew Lumber Company, a major industrial employer in late nineteenth and early twentieth century Lindsay. The lumber industry was the biggest sector in Kawartha Lakes' nineteenth century economy and, collectively, its largest employer. The property also has direct historical connections to John Carew, the president and general manager of the Carew Lumber Company and the Conservative Member of Provincial Parliament for Victoria South during the First World War.

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 history and development of the lumber industry in Lindsay and Kawartha Lakes more generally in the late nineteenth century, as a key sector in the local economy.

iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community:
The architect or designer of the property are unknown.

3. The property has contextual value because it:

i. is important in defining, maintaining or supporting the character of an area:
The property is important in supporting the character of this area of Lindsay which is comprised primarily of late nineteenth century and early twentieth century properties, both residential and commercial. The property is of a similar size, massing and age to its surroundings and contributes to the overall mature and developed character of the surrounding area.

ii. is physically, functionally, visually, or historically linked to its surroundings:
The property is historically linked to its surroundings as part of the turn of the century development of this area of Lindsay which includes a wide array of properties constructed in the late nineteenth and early twentieth centuries. The property is also linked historically and functionally to the nearby Scugog River which was integral for the operations of lumber company and the wider lumber processing landscape of late nineteenth and early twentieth century Lindsay.

iii. is a landmark.
The property is not a specific landmark.

Design and Physical Value

130-132 William Street North has cultural heritage value as a representative, but late, example of an Italianate commercial building in Lindsay. Originally constructed prior to 1908 as a one storey building and enlarged, likely in the early 1910s with a second storey, the building includes a range of features typical of a commercial building of this type which include its flat roof, ornate cornice brick work and pilasters. This architectural style was the most popular style for urban commercial architecture throughout the late nineteenth and early twentieth century and the subject property is a representative example of a detached structure of this type. It is also unique as also unique as a surviving industrial office building in Lindsay, at a time when most administrative offices integrated into larger industrial complexes and no longer survive with the departing of those industries from Lindsay throughout the twentieth century.

Commercial architecture in Canada's towns and cities, including Lindsay, 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 dormers 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 small, 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. 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 eave 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.

It was in this context that 130-132 William Street North was constructed as the office for the John Carew Lumber Company, although it is unique from most of the other Italianate commercial buildings in Lindsay because it was not constructed in the downtown and as a detached structure. While the exact date of construction is not known, it was likely constructed in the early decades of the twentieth century; the original mill for which it served as an administrative office burned down in 1908 and images exist of the office with the older mill structure, indicating a date of construction prior to that event. It was also constructed in two stages with the first storey constructed around this time and the second storey added at a slightly later date, likely in the 1910s.

When it was first constructed, the one-storey building borrowed Italianate idioms and applied them to a smaller detached structure, different from the usual two- to three storey Italianate buildings erected in Lindsay over the past several decades which mostly formed a continuous streetwall along streets in the downtown core. The building was constructed on the corner of William Street North and Francis Street and its entrance is located on a flattened corner face, not an uncommon design feature in Italianate commercial buildings in corner locations. Both the William Street North and Francis Street elevations are divided into bays by pilasters, an extremely common design feature in Italianate commercial design. The building also made use of the style through its cornice which included restrained decorative brickwork in

accordance with the common use of raised brick decorative elements in this style. When, a number of years later, the building was enlarged, this stylistic preference continued. The enlargement included the addition of a second storey and an additional bay on the William Street North elevation. The cornice of the original building was removed and reconstructed above the second storey windows, using the same Italianate motifs as in the original structure.

The subject property has a number of features which distinguish it from other late nineteenth and early twentieth century Italianate buildings in Lindsay. Its most noticeable distinguishing feature is that it is a detached building. With a few exceptions, the vast majority of Italianate commercial buildings in the town are located in the downtown core, centred on Kent Street West, and form part of continuous streetwalls of Italianate structures along Kent Street West and its cross streets; the Italianate style evolved with the understanding that these buildings would have shared sidewalls and certain aspects of the style, such as the focus on decoration only on the front facing façade, evolved directly from this circumstance. There are a number of other examples of detached Italianate commercial buildings in Lindsay, notably 34-36 Lindsay Street South, and 8-12 William Street South, but they are few in number. These distinctive standalone Italianate commercial buildings are more common in smaller towns and hamlets where one or two Italianate buildings form part of a more mixed commercial streetscape, as opposed to the densely developed streetscape of downtown Lindsay. The rationale for a detached structure for the subject property was straightforward however: the building is located outside of the main commercial core and its function as an office building for a large industrial operation created different circumstances than its downtown counterparts.

Its role as an office also provided it with unique design features that differentiate it from other commercial buildings in Lindsay, namely its lack of a Victorian style storefront. Most Italianate commercial buildings included a distinctive storefront with large display windows and a recessed entrance but, as a lumber company office, there was no need for these features. As a result, the fenestration on the ground floor includes large picture windows to allow natural light into the building for the administrative staff in the style prevalent in the early twentieth century, which included polychromatic lintels and lug sills. Similarly, it features a less prominent entryway than many buildings of this type as there was no need to lure in potential customers as would be the case in a retail building, as most the people entering in and out of the building were staff and business partners of the lumber company.

The subject property is also unique as a surviving industrial office building in Lindsay. Turn of the century Lindsay was a major industrial hub in the surrounding region, with a range of large industrial employers, many in the business of wood products but others in a range of different manufacturing

businesses. All of these businesses had office space for their administrative staff, particularly as businesses expanded and prospered and had need of additional staff for a wide array of administrative tasks, such as payroll, sales, and general business administration, outside the main business of manufacturing.

The majority of these businesses included offices that were integrated into their main complexes and were part of larger buildings that included other functions such as warehousing, or part of a large integrated complex that included all of the functions of the business. The Parkin Mill, for example, which Carew purchased in 1905, had an office integrated into the main building as did the Flavelle Mill and other large manufacturers. Others did build separate office structures, such as the Horn Brothers Woolen Mill whose office was located to the south of the subject property at the northwest corner of Bond Street West and William Street North; this was across the road from the woolen mill's manufacturing buildings and adjacent, but separate from their main wool storage building, similar to the placement of the Carew office nearby, but separate from, the lumber mill and yards.

As Lindsay de-industrialized throughout the twentieth century and these businesses closed, the majority of their physical plant was demolished, including their administrative offices, to make way for new uses and spaces. Those industrial structures that did remain were converted to other uses and their administrative spaces absorbed into their new functions. Freestanding offices were also generally demolished, including the nearby Horn Brothers Office. The subject property continued to operate as the Carew Lumber Company Office well into the twentieth century – the Carew Mill was Lindsay's last surviving lumber operation – but, when the rest of the industrial complex was removed, the office was retained onsite and continued to operate as an office building for a variety of different businesses to the present day where it is now used as a real estate office. Although it is representative with regard to its style, it is unique in relation to this function as an industrial office building that remains extant and speaks to the presence of these administrative structures, either both freestanding and integrated, into Lindsay's wider industrial landscape in the late nineteenth and early twentieth century.

Historical and Associative Value

130-132 William Street North has historical and associative value as the former Carew Lumber Company Office. The building served as the administrative office for the Carew Lumber Company during the early years of the twentieth century when the company was one of Lindsay's largest employers and a major economic driver. As its administrative office, the property has direct historical associations with this The property yields information on the lumber industry in Kawartha Lakes around the turn of the twentieth century when it was the largest sector of the regional economy and a key factor in the

economic development of the region. The majority of the company's complex, which once stood to the northeast of this site, is no longer extant and the subject property is the remaining built feature from this major industrial site. The site holds additional historical value in its direct historical association with John Carew and, more broadly, the Carew family on a personal level. In addition to his business activities, Carew served as the Member of Provincial Parliament for Victoria North and the family as a whole was a significant family in late nineteenth and early twentieth century Lindsay.

For much of the second half of the nineteenth century, the harvesting and processing of lumber drove the Kawartha Lakes economy. The harvesting and processing of timber, particularly for squared timber for export, had taken off throughout eastern Ontario in the early decades of the nineteenth century when the appetite for pine in Britain and the United States created a steady and significant demand for Ontario pine. It became one of Ontario's most important industries throughout the nineteenth century and had a profound impact on the growth of the province, its economy and its environment, particularly in areas with extensive pine forests where the harvesting, transport and processing of wood products became a major economic driver and lynchpin of many local economies.

This industry developed in Kawartha Lakes around the middle of the nineteenth century after settlement had begun in earnest and non-indigenous settlers were making their way north, away from the townships that fronted onto Lake Ontario; the waterways that the lumber industry relied on the transport logs was also not navigable enough to allow timber from Kawartha Lakes and the surrounding area to be floated south. It has been estimated that, prior to settlement, approximately two-thirds of the forested portion of the wider region, including both Peterborough and Victoria Counties, was comprised of virgin pineries, creating an ideal environment for this industry to grow and thrive. Early timber harvesting was often a by-product of agricultural settlement and mills oriented to the needs of the local market, but this began to change around the middle decades of the nineteenth century. The system of locks, dams and timber slides along what would become the Trent Severn Waterway was complete enough by 1844 to allow logs to pass from Bobcaygeon to Lake Ontario and the area became accessible enough to allow for large scale timber cutting and export.

With the opening of the area for timber harvesting, the industry rapidly expanded throughout Kawartha Lakes, particularly in the northern areas that contained large stands of pine; in the early days of the industry, pine was the preferred product for international market, but other woods were increasingly harvested throughout the century, for specialized products like decorative millwork and as the pine stands became depleted. By the 1840s, there were around 40 lumber operators working in and around the Trent system; many of

these operations would eventually fold as larger players in the industry took and increasing share of the market and their better resources gave them access to more remote timber stands, more men, and better markets. By the second half of the nineteenth century, the lumber industry, as a sector of the economy, was Kawartha Lakes' largest employer and its biggest economic driver.

The industry itself was comprised of two main parts which were often integrated into single systems by larger operators to control their full supply chain. The first aspect of the industry was the harvesting of the lumber itself. This mostly took place in more remote areas of the region and was undertaken in the winter when lumber camps would be established and men hired for the season to cut timber and move it to the waterways where it would be transported in the spring log drives, either directly to ports for export as squared timber or to mills for further processing. The majority of timber harvesting took place in the northern townships, as well as in Peterborough and Haliburton Counties; although municipally separate, the lumber industry was organized around the river systems, such as the Gull and Burnt River systems which flowed through multiple townships and counties and were used to transport timbers from the lumber camps.

Mills were the other part of this system and were integral to the processing and sale of lumber products, particularly as dressed lumber became the preferred product for export around the 1870s as opposed to squared timber which did not require the same type of processing. Early mills primarily processed lumber for domestic consumption, but as the demand for lumber as an export grew, the mills too grew in size and increasingly processed wide ranges of products, including dimensional lumber, shingles and lath, for both local use and sale elsewhere. Specialized mills and lumber related business developed, such as sash and door factories, to create finished products for sale.

Entire communities developed around this industry and the new mills being constructed throughout Kawartha Lakes. In many communities, the local mill or mills were by far the largest employer and brought with them a range of auxiliary benefits for other local businesses, from general stores to taverns. Particularly in the northern townships, the lumber industry was the primary economic driver and provided the economic impetus for the growth of local population centres. In areas to the south, which were often already settled before the timber boom and were also service centres for large agricultural regions, the lumber industry provided additional economic stimulus and often grew into a major part of the local economy; mills that had been constructed to process local building materials expanded to serve a much larger market and process the timber coming from the northern townships.

With its prime location on the Scugog River in close proximity to significant timber stands, Lindsay, like many other communities throughout central and eastern Ontario, quickly became a lumbering town and the processing of timber became a major sector of the local economy. Lindsay's first mill was constructed in the 1830s, alongside its early grist mill, to process wood for local building, but the processing of lumber in the community quickly expanded to include a range of mills producing different wood products, from building lumber to shingles to decorative millwork. The arrival of the Port Hope, Lindsay and Beaverton Railway in the town in 1857 was also a boon to its lumber businesses, as the railway allowed for processed timber products to be transported out of the community by rail; although most railways in Ontario at this time carried passengers, their primary function was to carry freight and, in Kawartha Lakes, the primary freight was wood products. The ability to process and transport lumber of out of the community, particularly as Lindsay grew into a regional railway hub, cemented the community's status as an important lumbering centre.

Throughout the second half of the nineteenth century, there were at least fifteen separate lumbering businesses established in Lindsay, all of which were significant features in both the local economy and the built landscape of the town. These did not all operate at the same time, but as a whole, over time, show the overwhelming importance of the lumber industry on Lindsay's local economy. Some, like the Parkin Lumber Company, were homegrown concerns and run locally by local businessmen and families, while others were local mills that were part of much larger lumber empire, like the Rathbun Lumber Company which originated in Deseronto and established additional mills across central Ontario, including in both Lindsay and Fenelon Falls throughout the second half of the nineteenth century. These mill, which included both sawmills and mills manufacturing more finished wood products, were, collectively, Lindsay's largest employer and the largest sector of the local economy. Although much of the wood processed by these mills came from further to the north, in the northern township of Victoria County, as well as both Peterborough and Haliburton Counties, the integration of the Scugog River into the wider water systems of the Trent Valley allowed wood to be easily transported to Lindsay for processing and its expansive railway system allowed these products to be rapidly transported out of the community to the market.

In Kawartha Lakes, and elsewhere throughout central and eastern Ontario, the heyday of the lumber industry was the second half of the nineteenth century. by the turn of the twentieth century, the lumber industry was in rapid decline across the region, due to a variety of factors, but particularly the massive overcutting of pine throughout the middle decades of the nineteenth century, a lack of regenerative forestry, and the shift of the industry as a whole north

and west to northern Ontario and Quebec and British Columbia. A report commissioned in 1913 for the Canadian Commission on Conservation regarding the lumber industry in the wider Trent Valley estimated that, in the early 1910s, the cut was only 10% of what it had been in 1870 at the height of the lumber trade. Many of the smaller lumbering operations closed, in favour of larger operators who were usually able to harvest less from further afield.

The biggest impact was on the pine harvest which was effectively over by the early twentieth century. However, the harvesting of other timbers, both softwood and hardwood, continued albeit on a smaller scale; in 1912, about 40% of the harvest in the region was pine, while the balance was comprised primarily of spruce, poplar and balsam, along with a range of hardwoods that were used locally. The vast majority of the lumber was processed in only five communities – Marmora, Peterborough, Lakefield, Coboconk and Lindsay – where a number of large mills still operated; smaller mills continued to operate in other communities, but their timber limits and outputs were small and catered mostly to a local market. The sales of products shifted as well, from a substantial export market to a larger domestic market for building material and finishing.

Even with the decline of the lumber industry regionally, Lindsay remained a lumbering town well into the twentieth century and mills the backbone of its economy, although the number of mills in the town also began to decline around the turn of the twentieth century. Although the days of logging pine and the export of squared timber were effectively over, the mills in Lindsay had transitioned to a range of more finished products such as building lumber, shingles, and interior fittings that were sold throughout Ontario and exported abroad, albeit in smaller numbers than the heyday of the industry in the 1870s and 1880s. As noted above, the major lumber operations also consolidated into five communities in the region, of which Lindsay was one, allowing the industries outsized impact on the local economy to continue, even as it declined elsewhere.

Of Lindsay's nineteenth and early twentieth century mills, the Carew Lumber Mill became one of the most prominent and long-lived; despite the gradual decline of the lumber industry in the region in the late nineteenth and early twentieth century, the Carew mill continued to operate, producing a range of wood products exported to Ontario, Canada and the United States. After Carew's death in 1927, his sons Frank and Charles continued to run the business, even as the number of mills across Ontario declined. The mill operated well into the mid-twentieth century, employing large numbers of Lindsay residents and contributing substantially to the local economy; at the time of Carew's death, it was estimated that the Carews, through the mill and their associated businesses, were the largest single municipal taxpayers in Lindsay.

The mill was first built as the McNabb sawmill in the late nineteenth century, but was purchased by John Carew in 1890. Carew operated the mill for three years, before erected a larger mill on the same site. Over the next decade, the business grew steadily, manufacturing a range of wood products for export and sale. In 1897, *The Canadian Lumberman* reported on the activities of the Carew mill, writing:

> Mr. Carew manufactures all kinds of lumber, lath, shingles, pickets etc. The business has been established seven years and occupies a large frame building 70x30 ft., with a wing 30x24 ft., all two storeys in height with a brick engine house 36x24 ft. The mill is fitted with the usual saw mill machinery, with facilities for an output of twenty thousand feet of lumber per day, and in the shingle department the output averages 25,000 per day.
>
> The grounds in connection with the mill cover an area of four acres on the west side of the river bank. Mr. Carew's trade extends over a large section of the Dominion, and he is also a very extensive exporter, shipped largely to the United States and other foreign markets.
>
> Mr. Carew gives employment to about 35 hands and his establishment is one of the important factors of the industry interests of Lindsay.[1]

Carew's business continued to expand until its payroll included well over 100 employees and it quickly became one of Lindsay's primary industrial employers. The business also expanded into finished lumber produces, such as sashes, doors, frames and flooring, purchasing the nearby Parkin Sawmill in 1905. The subject property was added to the mill complex at some point prior to 1908 to administer the increasingly large business; the dating of the building, while not exact, can be established with certainty to be before this date as photographs exist of the office with the pre-1908 mill in the background because, in June 1908, the mill burned down and, to underline its importance to community, the company was exempted from local taxes by the Town of Lindsay in order to help them rebuild quickly, and convince them to stay. A new mill opened that September. The office would later be expanded, likely in the 1910s, with the addition of a second storey and additional bay on the William Street elevation, to add to the administrative space for this prosperous local company.

Carew was often known locally as the "Lumber King" and, like many lumber businessmen of the time, ran an integrated supply network to keep his mill

[1] "Saw Mill of Mr. John Carew, Lindsay, Ontario," *The Canadian Lumberman* 18, no. 10 (1897): 4.

operational. Carew owned properties in Victoria, Peterborough and Haliburton Counties and, in the winter months, erected lumber camps in a variety of locations there to fell timber for the mill. Unlike the earlier lumber camps that focussed almost solely on pine, Carew's camps felled a diverse range of trees for the wide array of products the mills produced. The majority was hemlock, spruce, pine and cedar, but hardwoods were also taken, primarily for finished lumber products. In the late nineteenth century, Carew was reported as floating nearly 25,000 pieces of timber down the Gull and Burnt River systems. This contributed to the mill's substantial output. By 1909, the Carew mill was producing around 6 million board feet of lumber, along with 8 million shingles, and 125,000 railway ties, along with large numbers of cedar posts and other finished products. The Carew Mill, at a time when many lumber operations were closing, remained a booming business, although it also experienced changes with the shifting market, with a rapid decline in exports to the United States in favour of the domestic market with most of Carew's sales taking place within Ontario by 1910. The mill's diversification into a range of finished products such as hardwood flooring, sashes, doors and mouldings assisted with its resilience and survival in the rapidly changes lumber industrial landscape. As an indicator of its importance and resiliency as a business and within the local economy, the Carew mill was the last remaining and operating of Lindsay's mills and its closure marked the end of Lindsay's role as a lumber town.

Despite the size and importance of the lumber industry in Kawartha Lakes throughout the nineteenth and early twentieth century, very little built resources remain extant from this industry. The majority of Kawartha Lakes' mills have been torn down and of the associated structures such as offices and lumber camps, very few have survived. There are a number of reasons for this. Most of the lumber industry's infrastructure related to harvesting was, by design, temporary to allow for lumber camps to move as the timbers became depleted in one area. Similarly, infrastructure for the transport of lumber, the lock system notwithstanding given its wider function as a transport route, such as log chutes have been removed. All of the major mills in Kawartha Lakes have closed and most of them demolished, as has historically been the case for industrial built heritage. Surviving built heritage resources, such as the Austin Sawmill in Kinmount, the Longford Lumber Company Office in Digby Township, and the Boyd Lumber Company Office in Bobcaygeon, are few in number and the subject property is an important part of this small collection of extant resources that capture the historic of Kawartha Lakes' most important historic economic driver.

In addition to its association with the lumber industry more broadly, the property is also directly association with John Carew outside of his role as the owner and general manager of the Carew Lumber Company where he was an

important and prominent citizen in late nineteenth and early twentieth century Lindsay. The property is one of two surviving properties on William Street North which are directly related to Carew; the other property with a direct historical association to Carew is the Carew house located at 155 William Street North.

Born in 1862 to John and Jane Carew of Emily Township, the family moved to Lindsay in 1867 where he attended the East Ward School; the family's home was on the site of the subject property. He left school at the age of 11 to work in the Thurston Mill on Sturgeon Lake, where he learned about the lumber trade. In 1885, he married Margaret Kelly of Verulam Township and they later returned to Lindsay. Together they had seven children, of whom several were well-known in their own right, including the eldest son Frank who served in the Canadian Forestry Corp during the First World War and was a provincially-recognized curler, and daughter Gertrude who would marry future Ontario premier Leslie Frost and herself became a prominent figure in Ontario's political sphere. Both Frank and Gertrude were involved in the mill business itself, with Frank taking over after his father's death in 1927 and Gertrude as the office manager prior to her marriage.

Carew's most well known exploits outside of the world of business was his term as a Member of Provincial Parliament for Victoria South between 1914 and 1919. A long time member of the Conservative Party, he served as president of the local riding association before ascending to provincial politics. His importance to Lindsay, however, extended well beyond the political sphere as a heavily involved and widely recognized local citizen. Upon his death in July 1927, the *Lindsay Daily Post* ran an extensive obituary that outlined in detail his role and involvement in the community. The newspaper reported:

> John Carew will be missed and mourned by hundreds. He was exceedingly generous and king and he loved to do good. Many a widow, many a poor unfortunate working man, many a humble home has been gladdened and helped by the generosity of John Carew. He had a big overflowing hear, which went out to the "fellow who was down and in hard luck" (as he often remarked" and today many a family can now tell how they have been helped from year to year by this great benefactor of the poor. He was a man held in high esteem by all who knew him. John Carew was a man of many parts. His name was linked up and identified with several business organizations and institutions of various kinds. He was prominent in business, a working in the

> interests of the community and a friend of all. He had no enemies.[2]

As expressed in his obituary, Carew's activities in the community were extensive and encompassed a range of business and charitable ventures. At the time of his death, he was a director and shareholder in at least seven industrial businesses and one of the largest landholders in Lindsay; the newspaper estimated that he had built between 60 and 70 houses in Lindsay in the late nineteenth and early twentieth century.

His activities also included active participation in a range of community-minded activities, such as his long service as both Chairman of the Board of Ross Memorial Hospital and President of the South Victoria Agricultural Society, later the Lindsay Fair; he himself held and worked nearly 3000 acres of farm land at the time of his death. In addition, her served on the Board of Education and was an active supporter of Lindsay's developing sports culture through his work with the Lindsay Curling Club, Lindsay Athletic Club, and Lindsay Hockey Club, among others. He was also extremely well-known as a generous giver to charitable causes. As one of Lindsay's wealthiest men, he was known, and esteemed, for supporting a range of charitable causes and activities through both his specific organizational affiliations and more general giving; he was, in the words of the Post "devoted to the welfare of the community"[3] and was widely recognized in Lindsay for these qualities both during and after his life.

Contextual Value

130-132 William Street North has contextual value as a contributing feature to the historic landscape of William Street North which contains a range of late nineteenth and early twentieth century properties. the property is of a similar size, massing and age to its surroundings and contributes to the overall mature and developed character of the surrounding area. The property is historically linked to its surroundings as part of the turn of the century development of this area of Lindsay which includes a wide array of properties constructed in the late nineteenth and early twentieth centuries. The property is also linked historically and functionally to the nearby Scugog River which was integral for the operations of lumber company and the wider lumber processing landscape of late nineteenth and early twentieth century Lindsay.

130-132 William Street North is located at the northeast corner of William Street North and Francis Street, in close proximity to the Scugog River. Contrary to its former role as a lumber company office and its current role as a real estate office, the area in which it is located is primarily residential and

[2] "Sudden Death of Mr. John Carew, Lindsay's "Lumber King" This Morning," *Lindsay Daily Post,* July 27, 1927, 1.
[3] "Sudden Death," 3.

includes a variety of properties of different sizes and ages. The majority of these properties are residential structures from the late nineteenth and early twentieth century, executed in red and buff brick and in a variety of styles popular around the turn of the century. There are also a number of more modern multi-residential, specifically the William Place Retirement Residence to the rear of the subject property.

This collection of property is reflective of the development of Lindsay around the turn of the century and, in the present day, has evolved into a mature residential neighbourhood. In nineteenth and early twentieth century Lindsay, the majority of industrial development occurred along the banks of the Scugog River which winds through the town on a rough north-south axis. The industrial corridor along the river was in close proximity to residential development which was built immediately adjacent to it, to provide housing for workers in the various mills and manufacturers. This occurred near the Carew Mill as well; the mill itself was built along the river and included the mill, lumber yards and its administrative office and immediately across William Street North, residential development faced the lumber company and its property. These houses are mostly retained in the existing contemporary landscape along William Street North and its cross streets and have evolved into a mature historic neighbourhood. The subject property forms part of this wider landscape through its architectural style, scale, materials and placement within the neighbourhood.

The subject property is also historically linked to its surroundings as part of the development of this area of Lindsay in the late nineteenth and early twentieth century. Most of the surrounding properties date from this period and were constructed during a period of prosperity and growth in Lindsay. These properties are also linked to the subject properties through their occupants. Through an examination of the Lindsay Directories, it is also clear that the wider neighbourhood, including William Street North, Colborne Street West, Elgin Street, Pottinger Street and Regent Street, was home to a range of employees of the Carew Lumber Company, although the houses occupied by employees changed over time as families moved in and out.

More specifically, the subject property is historically linked to the residential property located at 155 William Street North, the Carew family home. Constructed in 1908, around the same time as the subject property, the house was the residence of John Carew and his family, including his wife Margaret and their seven children. This expansive Queen Anne style house along with the subject property are the most well-known and documented of the wider Carew property holdings throughout Lindsay; at the time of Carew's death, it was estimated that along with the family home and the mill, the Carews had built between 60 and 70 houses in Lindsay and were the largest single municipal taxpayer in the town. The locations of most of these properties is

not known, but the two that are – the subject property and 155 William Street North – speak to the wider influence of the Carews on Lindsay's built environment and are historically linked through their owner.

The property is also historically linked to the Scugog River which runs to the east of the subject property and is a major defining natural feature in Lindsay. The river, as in many other communities, was central to its development throughout the nineteenth and early twentieth century and aided in the development of industry as a power source and transportation route. For the lumber industry in turn of the century Lindsay, the Scugog River was vital for power and to receive logs from the lumber camps to the north for processing; the John Carew Lumber Company relied on this natural resource during the height of its prosperity and when the subject property was constructed. As a result, the subject property and the river are linked historically through their shared role in the operations of the Carew mill and the wider lumber industry in Lindsay.

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, constitution the Reasons for Designation required under the Ontario Heritage Act.

Short Statement of Reasons for Designation

Design and Physical Value

130-132 William Street North has cultural heritage value as a representative, but late, example of an Italianate commercial building in Lindsay. Originally constructed prior to 1908 as a one storey building and enlarged, likely in the early 1910s with a second storey, the building includes a range of features typical of a commercial building of this type which include its flat roof, ornate cornice brick work and pilasters. This architectural style was the most popular style for urban commercial architecture throughout the late nineteenth and early twentieth century and the subject property is a representative example of a detached structure of this type. It is also unique as also unique as a surviving industrial office building in Lindsay, at a time when most administrative offices integrated into larger industrial complexes and no longer survive with the departing of those industries from Lindsay throughout the twentieth century.

Historical and Associative Value

130-132 William Street North has historical and associative value as the former Carew Lumber Company Office. The building served as the administrative office for the Carew Lumber Company during the early years of the twentieth century when the company was one of Lindsay's largest employers and a major economic driver. As its administrative office, the property has direct historical associations with this The property yields information on the lumber industry in Kawartha Lakes around the turn of the twentieth century when it was the largest sector of the regional economy and a key factor in the economic development of the region. The majority of the company's complex, which once stood to the northeast of this site, is no longer extant and the subject property is the remaining built feature from this major industrial site. The site holds additional historical value in its direct historical association with John Carew and, more broadly, the Carew family on a personal level. In addition to his business activities, Carew served as the Member of Provincial Parliament for Victoria North and the family as a whole was a significant family in late nineteenth and early twentieth century Lindsay.

Contextual Value

130-132 William Street North has contextual value as a contributing feature to the historic landscape of William Street North which contains a range of late nineteenth and early twentieth century properties. the property is of a similar

size, massing and age to its surroundings and contributes to the overall mature and developed character of the surrounding area. The property is historically linked to its surroundings as part of the turn of the century development of this area of Lindsay which includes a wide array of properties constructed in the late nineteenth and early twentieth centuries. The property is also linked historically and functionally to the nearby Scugog River which was integral for the operations of lumber company and the wider lumber processing landscape of late nineteenth and early twentieth century Lindsay.

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 support the value of the property as a representative example of early twentieth century Italianate commercial architecture and a rare example of a surviving industrial office building.

- Two storey red brick construction
- Flat roof
- Stone foundation
- Pilasters
- Corbelling
- Coursing
- Corner entrance including:
    - Stairs
    - Single door
    - Concrete lintel
- Fenestration including:
    - Ground floor picture windows
    - Upper and ground floor sash windows
    - Concrete lintels and lug sills

Historical and Associative Attributes

The historical and associative attributes support the value of the property as the former office of the John Carew Lumber Company and its association with the lumber industry in Lindsay.

- Association with the lumber industry in Lindsay
- Association with John Carew and the John Carew Lumber Company
- Use as an office

- Proximity to the Scugog River

Contextual Attributes

The contextual attributes support the value of the property as a contributing feature to the evolved landscape of the surrounding mature neighbourhood and its specific historical connections to nearby heritage resources.

- Location at and orientation towards the intersection of William Street North and Francis Street
- Views of William Street North, Francis Street and the Scugog River from the property
- Views of the property from William Street North, Francis Street, and the Scugog River
- Construction to the sidewalk
- Proximity to and relationship with the Scugog River
- Proximity to and relationship with 155 William Street North

Images

John Carew Lumber Company Office, n.d.. Courtesy of the Kawartha Lakes Museum and Archives

John Carew Lumber Company Office, n.d.. Courtesy of the Kawartha Lakes Museum and Archives.


COLDWELL
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R.M.R. REAL ESTATE,
BROKERAGE


130
William Street
COLDWELL
BANKER
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