



Municipal Heritage Committee Report

Report Number: KLMHC2024-011

Meeting Date: February 1, 2024

Title: **Proposed Heritage Designation of 317 Kent Street West, Town of Lindsay (Elmholme)**

Description: Proposed heritage designation of 317 Kent Street West under Part IV of the Ontario Heritage Act

Author and Title: Emily Turner, Economic Development Officer – Heritage Planning

Recommendations:

That Report KLMHC2024-011, **Proposed Heritage Designation of 317 Kent Street West, Town of Lindsay (Elmholme)**, be received;

That the designation of the property known municipally as 317 Kent Street West 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.

317 Kent Street West, also known as the Elmholve, was constructed in the mid-1860s and is an important example of Victorian Gothic Revival architecture in Lindsay. It has historic connections with several important Lindsay businesses from the late nineteenth and early twentieth centuries. 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.

317 Kent Street West has been prioritized as a landmark residential building in Lindsay and due to the potential for development pressures on the site in future. It has a high degree of architectural and historical value in Lindsay. 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:

317 Kent Street West has cultural heritage value as a representative example of a Gothic Revival farmhouse from the mid-1860s. Although now within the bounds of Lindsay, the property was originally constructed as a farmhouse and displays key characteristics of that architectural type including its steeply pitched roofs, decorative bargeboard, polychromatic brickwork, rounded windows and wide verandah. It has

significant historical associations with several of Lindsay's prominent historic citizens who occupied the house. These include George Matthews, the founder and owner of a highly successful local meatpacking business, his son Albert who became Lieutenant-Governor of Ontario in 1937, and James Peel, the owner of the Gull River Lumber Company. It also yields information about the development of the Baptist Church in Lindsay and in the province more broadly through its residents. The property is also a local landmark for its prominent position at the intersection of Kent Street West and Angeline Street South and distinctive architecture.

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: 317 Kent Street West



Adobe Acrobat
Document

Department Head email: lbarrie@kawarthalakes.ca

Department Head: Leah Barrie, Director of Development Services