



Municipal Heritage Committee Report

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

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 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: 24-26 King Street East



Adobe Acrobat
Document

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Department Head: Leah Barrie, Director of Development Services