



Municipal Heritage Committee Report

Report Number: KLMHC2024-045
Meeting Date: July 4, 2024
Title: **Proposed Heritage Designation of 3740 Highway 7, Geographic Township of Emily**
Description: Proposed heritage designation of 3740 Highway 7 (Woodlawn/Seven Gables) under Part IV of the Ontario Heritage Act
Author and Title: Emily Turner, Economic Development Officer – Heritage Planning

Recommendations:

That Report KLMHC2024-045, **Proposed Heritage Designation of 3740 Highway 7, Geographic Township of Emily**, be received;

That the designation of the property known municipally as 3740 Highway 7 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.

3740 Highway 7, also known as Woodlawn or Seven Gables, is a Gothic Revival house in Emily Township constructed in 1865 as a residence for William Cottingham who is widely regarded as the founder of 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. Recent amendments to the Act have extended the deadline to designate properties by an additional two years to January 1, 2027.

In March 2023, staff brought forward a report to Council to outline how to prioritize properties for designation, given the size of the City's Register and the limited staff resources to review the Register and designate the listed properties on it. Staff recommended the prioritization of the City's commercial and institutional properties, major landmarks and properties that were under threat of redevelopment or demolition. This did not include the majority of residential properties in the City and it was understood that the heritage protection on these properties would be allowed to lapse. Staff sent correspondence to all residential listed property owners to inform them of these changes and that their property would cease to have protection as of January 1, 2025, although this date has now been extended by the province to January 1, 2027.

The owner of 3740 Highway 7 contacted staff in May 2024 to request that the property be designated under Part IV of the Act. Staff undertook a site visit to the property and met with the owner in May 2024 and subsequently have prepared a heritage evaluation report for the property. Through the heritage evaluation report, staff have determined

that the property is eligible for designation under Part IV of the Act. The property has an extremely high level of cultural heritage value in Omemee and in Emily Township both through its architecture and through its association with two major figures in the history of the area, William Cottingham and Arthur McQuade.

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

Rationale:

3740 Highway 7A, also known as Woodlawn or Seven Gables, has cultural heritage value through its architecture as a representative example of a Gothic Revival farmhouse in Emily Township and through its first two owners, William Cottingham and Arthur McQuade. Constructed in 1865, the house was built in the popular Gothic Revival style and demonstrates key architectural features that define this style. These features include its steeply pitched gables, decorative bargeboard and projecting front entrance bay. It is a particularly large and ornate example of this style in Emily Township in the middle decades of the nineteenth century and demonstrates a high degree of craftsmanship. The property has significant historic value as the home, in succession, of William Cottingham and Arthur McQuade. Cottingham was the owner of the original mill in Omemee and is widely regarded as the founder of Omemee. He was also a prominent political figure in the area, serving as the Reeve of Emily for twenty years. McQuade, a prominent local farmer, was also heavily involved in the political life of Emily Township and served as the Conservative MP for Victoria South from 1874 to 1882. The property maintains and supports the historic rural character of Emily Township and is historically linked to the adjacent village of Omemee through its former occupants. It is widely regarded as a local landmark.

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:

Property Owner.

Attachments:

Appendix A – Heritage Evaluation Report: 3740 Highway 7



Adobe Acrobat
Document

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Department Head: Leah Barrie, Director of Development Services