



Municipal Heritage Committee Report

Report Number: KLMHC2024-050
Meeting Date: September 5, 2024
Title: **Proposed Heritage Designation of 19 Third Street, Village of Sturgeon Point**
Description: Proposed heritage designation of 19 Third Street (Cherry Tree Lodge) under Part IV of the Ontario Heritage Act
Author and Title: Emily Turner, Economic Development Officer – Heritage Planning

Recommendations:

That Report KLMHC2024-050, **Proposed Heritage Designation of 19 Third Street, Village of Sturgeon Point**, be received;

That the designation of the property known municipally as 19 Third Street 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.

19 Third Street, also known as Cherry Tree Lodge, was constructed in 1887 as a summer cottage for Lindsay artist W.A. Goodwin and has cultural heritage value as one of the oldest summer cottages in Sturgeon Point and for its association with Goodwin. 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. The deadline for designating listed properties has now been extended by the province to January 1, 2027.

19 Third Street has been prioritized as a landmark summer recreational property in Kawartha Lakes and for its extremely high degree of cultural heritage value within the history of the development of Sturgeon Point and its association with W.A. Goodwin, a pioneer in Kawartha Lakes' burgeoning late nineteenth century tourism industry. The property also has the potential for redevelopment due to its large lot size and location within the valuable cottage community of Sturgeon Point. This property was identified by staff and the Municipal Heritage Committee 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:

19 Third Street has cultural heritage value as a unique and early example of a summer cottage in Kawartha Lakes and for its association with Lindsay artist W.A. Goodwin. Constructed in 1887, it is one of the oldest summer cottages at Sturgeon Point and reflects the architectural design trends in summer residence construction at this time including the use of rustic design elements and large windows to integrate the building in the natural environment around it. The building, which is believed to have been designed by Goodwin, is unique for its use of a hexagonal end and steeply pitched roof, said to mimic the shape of a tent. The property has historical value through its association with Goodwin, a Lindsay commercial decorator and amateur artist whose paintings and drawings document the growing summer recreational industry in Kawartha Lakes in the late nineteenth and early twentieth century. Goodwin was one of Sturgeon Point’s earliest cottagers and a significant figure in its development. The property contributes to the historic summer recreation landscape of Sturgeon Point and 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:

N/A

Attachments:

Appendix A – Heritage Evaluation Report: 19 Third Street



Adobe Acrobat
Document

Department Head email: lbarrie@kawarthalakes.ca

Department Head: Leah Barrie, Director of Development Services