

The Corporation of the City of Kawartha Lakes
Kawartha Lakes Municipal Heritage Committee Report
Report Number KLMHC2020-15

Meeting Date: September 10, 2020

Title: Designation of 28 Boyd Street, Bobcaygeon

Description: Proposed designation of 28 Boyd Street, Bobcaygeon (Case Manor Dry Stone Wall) under Part IV of the Ontario Heritage Act

Ward Number: 2

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

Recommendation(s):

That Report KLMHC2020-15, **Designation of 28 Boyd Street, Bobcaygeon**, be received;

That the designation of the property known municipally as 28 Boyd Street, Bobcaygeon be endorsed; and

That the recommendation to designate the subject property be forwarded to Council for approval.

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.

The property at 28 Boyd Street in Bobcaygeon contains a modern long term care facility (Case Manor Care Community) and a nineteenth century dry-stone wall which was constructed as part of the landscaping for Edgewood, the estate home which once stood on the site. The dry stone wall is an important history structure in Bobcaygeon but, in recent years, has fallen into disrepair due to a lack of maintenance, general aging, and the theft of stones from the wall. Recently, local organization Environmental Action Bobcaygeon has spearheaded efforts to restore the wall through securing funding, working with Case Manor Community Care, and bringing the wall to the attention of City staff and the Municipal Heritage Committee. The goal of the organization is to restore the wall to ensure that it remains a local landmark. The designation of the wall is intended to ensure its long term preservation after its restoration.

Staff and representatives from EAB have consulted with representatives from Sienna Senior Living, the corporation which owns and operates Case Manor Care Community, regarding the proposed heritage designation and restoration of the wall on the property. Originally, Sienna Senior Living had proposed the demolition of the wall, not as a preferred option, but as the most cost effective one due to the estimates they had received for restoring it. Estimates gathered by EAB from other sources, as well as buy in from community members and businesses, have significantly decreased the cost of this project and made it a much more feasible project to undertake. Sienna Senior Living is supportive of local efforts to restore the wall.

While the designation of the property would apply to the entire parcel, the long term care facility itself is a modern building and would not be identified in the heritage attributes of the property. Because of the unique nature of the site, staff intend to work with Sienna Senior Living representatives and Environmental Action Bobcaygeon to develop an appropriate site specific conservation plan, once the property is designated. The plan would identify the protected aspects of the property and would outline what changes to the property in general would require a heritage permit, what changes would not include a heritage permit (namely minor alterations to the modern care residence), and the long term strategy for the preservation of the wall itself. Due to the nature of this property, this is an appropriate method for defining roles and responsibility, identifying what constitutes as maintenance versus alteration, and limiting the scope of the

designation to the wall itself. This is a strategy often put in place for other designated properties which are not buildings, such as cemeteries. This plan would be put in place after the property was designated by Council.

Rationale:

The dry stone wall located at 28 Boyd Street in Bobcaygeon has cultural heritage value because of its construction method, as a dry stone wall, and because of its historic associations with the Boyd family in Bobcaygeon. It is eligible for designation under the criteria established under Ontario Regulation 9/06.

A heritage designation report laying out the full reasons for designation and identified heritage attributes is attached to this report as Appendix A.

Statement of Significance

28 Boyd Street has cultural heritage value as an excellent and unique example of a late nineteenth century dry stone wall. Dry stone wall construction, which has been identified by UNESCO as intangible cultural heritage of global value, was used in some areas of Kawartha Lakes to construct farm and retaining walls in the late nineteenth century and the wall at 28 Boyd Street is an excellent, well-known example that still survives in a significant form. It demonstrates a high degree of technical merit through its successful use of this construction method. Constructed around 1890 for W.T.C. Boyd, the son of lumber baron Mossom Boyd, as part of the landscaping of his Edgewood estate which once stood on this location, the property yields information about the Boyds and their influence on the key economic sectors in the village. It also yields information regarding the evolution of landscape design, particularly with regard to estates for wealthy business people, in Canada during this period which often emphasized local landscape elements and the picturesque. It is a landmark structure in Bobcaygeon and is recognized throughout the community as an important historic structure.

Other Alternatives Considered:

There are no recommended alternatives.

Financial/Operation Impacts:

There are no financial implications resulting from the recommendations of this report.

Consultations:

N/A

Attachments:

Appendix A: Heritage Designation Report – 28 Boyd Street, Bobcaygeon



28 Boyd Street
Heritage Designation

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