



Municipal Heritage Committee Report

Report Number: KLMHC2022-063
Meeting Date: December 1, 2022
Title: **Alteration Application – 21 Canal Street East, Bobcaygeon**
Description: Proposed alteration to the individually designated property located at 21 Canal Street East
Author and Title: Emily Turner, Economic Development Officer – Heritage Planning

Recommendations:

That Report KLMHC2022-063, **Alteration Application – 21 Canal Street East, Bobcaygeon**, be received; and

That the proposed alteration be approved conditional on:

- The retention of the wainscoting and existing wooden trim as practical
- The use of retained wainscoting and trim elsewhere in the building

Department Head: _____

Financial/Legal/HR/Other: _____

Chief Administrative Officer: _____

Background:

Under the City of Kawartha Lakes' delegated authority by-law for the alteration of designated heritage properties (By-law 2019-154), approvals for minor alterations to properties designated individually under Part IV of the Act are delegated to staff in consultation with the Kawartha Lakes Municipal Heritage Committee. Minor alterations are defined in the by-law and include changes to the property including, but not limited to, the replacement of exterior elements, additions, the construction of accessory structures, hard landscaping, and the installation of utilities.

The property known municipally as 21 Canal Street East in Bobcaygeon is designed individually by Village of Bobcaygeon By-law 1997-06. The property has cultural heritage value as the former office of the Boyd Lumber Company and as a unique example of stacked lumber construction in the village. The building is currently home to the Boyd Heritage Museum, the Bobcaygeon and Area Chamber of Commerce, and Service Ontario.

The property is owned jointly by the A. Sheila Boyd Foundation (the Museum) and the City of Kawartha Lakes. The Museum has applied to install a kitchenette in the former computer room on the interior of the building. The designating by-law for this property is old, meaning it is vague and does not include a comprehensive list of heritage attributes. It is included in this report as Appendix A. However, it does identify the interior trim and doors as part of its heritage value. The room in which the Foundation is proposing to install the kitchenette include original trim and wainscoting.

The details submitted by the Museum regarding the project include the following elements as part of the renovation:

- Removal of wainscoting in portion of the room
- Installation of approximately 9 linear feet of lower cabinetry and 6 linear feet of upper cabinetry
- Installation of double bowl sink and faucet in the counter and tie in to existing system
- Installation of new electrical outlets

The installation of built in cabinetry require the removal of some of wainscoting in the areas where the cabinetry will be located. The Museum has confirmed that the wainscoting outside the scope of the built in cabinetry will remain in place. The

wainscoting that is removed will be repurposed elsewhere in the building where it has previously been removed and not replaced by the City. The Museum has stated that its goal is to preserve the heritage features of the building as much as possible during this renovation.

The Museum has applied for C.H.E.S.T. funding for this project and, under City policy, any projected related to a heritage property which receives City funding must apply for and receive a heritage permit. The funding for this project has not yet been approved or received but the Museum is applying for the permit in advance of the funding decision.

The City is currently a part owner of this property and it falls under the jurisdiction of the Community Services Department. The City is in the process of transferring full ownership of the property to the Museum. The transfer will be completed in 2023. The Director of Community Services was consulted with regard to this application and has no concerns.

Rationale:

Staff are supportive of the approval of this application contingent on the clarification that the bulk of the wainscoting remain in place and the removed wainscoting be recycled elsewhere in the building. The installation of a kitchenette is a positive addition to the Museum and will be able to assist with its programming while having a minimal impact on the overall heritage value of the building.

The removal of the wainscoting technically constitutes the partial removal of a heritage attribute identified in the designating by-law as it would fall under the broad umbrella of interior trim. However, it is not possible to install built in cabinetry flush with the wall and retain all of the wainscoting. The Museum's proposal takes a balanced approach to the installation of the cabinetry, which is the most practical solution for their needs, and retention and reuse of the wainscoting and is supported.

Other Alternatives Considered:

There are no recommended alternatives.

Financial/Operation Impacts:

There are no financial or operational impacts as a result of the recommendations of this report.

Consultations:

A. Sheila Boyd Foundation/Boyd Museum
Director, Community Services

Attachments:

Appendix A – Village of Bobcaygeon By-law 1997-06



Bobcaygeon-1997-06
.pdf

Appendix B – Images



Appendix B
Images.docx

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Department Head: Richard Holy, Director of Development Services