



Municipal Heritage Committee Report

Report Number: KLMHC2025-016
Meeting Date: February 6, 2025
Title: **Proposed Heritage Designation of 48 Main Street, Village of Bobcaygeon**
Description: Proposed heritage designation of 48 Main Street (J.L. Read General Store/The Promoter Building) under Part IV of the Ontario Heritage Act
Author and Title: Emily Turner, Economic Development Officer – Heritage Planning

Recommendation(s):

That Report KLMHC2025-016, **Proposed Heritage Designation of 48 Main Street, Village of Bobcaygeon**, be received;

That the designation of the property known municipally as 48 Main 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 designations by their owners, members of the public, local organizations, the Municipal Heritage Committee, Council or staff. Properties proposed for designated 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.

48 Main Street, also known as the J.L Read General Store or the Promoter Building, has cultural heritage value as a representative example of a late Victorian Italianate commercial building in Bobcaygeon and as part of the commercial development of Bobcaygeon's Market Square. 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 their 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.

48 Main Street has been prioritized as an important historic commercial building in Bobcaygeon. It has a high degree of architectural and historic value as the former J.L. Read General Store and a succession of other local businesses throughout the twentieth century. It is also a key building block in the historic landscape of Bobcaygeon's Market Square. This property was identified by staff and the Municipal Heritage Committee as a priority property as part of the broader landscape of Market Square. Initially, the intention was to develop a heritage conservation district in the Market Square area which would have included this property within its boundaries, but, at present, the focus in this area is to designate key individual buildings due to current staffing capacity limitations around the development of a heritage conservation district study and plan. Staff have undertaken a site visit to and a heritage evaluation report about the property and have determined that the property is eligible for designation under Part IV of the Act.

This report provided the background information regarding the cultural heritage value of the property for the Municipal Heritage Committee's review.

Rationale:

48 Main Street, also known as the J.L. Read General Store and the Promoter Building, has cultural heritage value as a representative example of a late nineteenth century Italianate commercial building in Bobcaygeon. Constructed in 1898, the building demonstrates the key features of the Italianate style as it evolved in commercial architecture in the final decades of the nineteenth century. These include its two-storey flat roof construction, division of the upper storey into bays with pilasters, decorative brickwork and a recessed Victorian storefront. The building has historic value as a long-standing commercial building in Bobcaygeon's Market Square where it yields information regarding the commercial development of the village in the second half of the nineteenth century and of Market Square specifically as a secondary commercial area within the community. It also has direct historic associations with local businessman and community leader J.L. Read who built the building for his general store. The property supports and maintains the unique historic commercial character of Bobcaygeon's Market Square and is historically and visually linked to the other commercial properties around the square.

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

Consultations:

N/A

Attachments:

Appendix A – Heritage Evaluation Report: 48 Main Street



Adobe Acrobat
Document

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