

90 Bolton Street, Village of Bobcaygeon (Orr Building)

Heritage Designation Evaluation

Village of Bobcaygeon

PT LT 9 RANGE 6 PL 11 VERULAM AS IN R308721; KAWARTHA LAKES
2025



Statement of Cultural Heritage Value or Interest

The subject property has been researched and evaluated in order to determine its cultural heritage significance under Ontario Regulation 9/06 of the Ontario Heritage Act R.S.O. 1990. A property is eligible for designation if it has physical, historical, associative or contextual value and meets any two of the nine criteria set out under Regulation 9/06 of the Act. Staff have determined that 90 Bolton Street has cultural heritage value or interest and merits designation under the Ontario Heritage Act.

1. The property has design value or physical value because it:

i. is a rare, unique, representative or early example of a style, type, expression, material, or construction method:

It is a rare example of a stone constructed commercial building in Kawartha Lakes. Constructed in 1871 as a dry good store and hotel, the building is one of a small collection of surviving stone commercial buildings in the City. Stylistically, it adheres to the earlier mid-Victorian commercial style, as opposed to the most popular Italianate commercial style and is one of only a few buildings within Kawartha Lakes' urban downtowns to do so.

ii. displays a high degree of craftsmanship or artistic merit:

The property displays a typical degree of craftsmanship or artistic merit for a building of this type.

iii. demonstrates a high degree of technical or scientific achievement:

There are no specific technical or scientific achievements associated with this property.

2. The property has historical or associative value because it:

i. has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to the community:

The property has direct associations with the history and role of hotels in Bobcaygeon and their role in the development of the community in the nineteenth and twentieth century for both for tourists and other visitors to the community. The property was originally constructed as the Orr Temperance Hotel and was later turned into the Kenosha Inn. It also has direct historical associations with the temperance movement in Bobcaygeon in its original role as a temperance hotel.

ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture:

The property yields information regarding the temperance movement in Bobcaygeon through its original role as a temperance hotel in the late nineteenth century. The property also yields information regarding the development of Bobcaygeon's tourism industry throughout the late

nineteenth and early twentieth century for its longstanding role as a local hotel.

iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community:
The designer or builder of the property is not definitively known.

3. The property has contextual value because it:

i. is important in defining, maintaining or supporting the character of an area:

The property is important in defining the historic commercial character of downtown Bobcaygeon. The building is one of a collection of historic and more modern commercial buildings along Bolton which form a cohesive small-town commercial area at the core of the community. It helps define the character of the downtown as its corner anchor building on the southern gateway to Bolton Street.

ii. is physically, functionally, visually, or historically linked to its surroundings:

The property is functionally and historically linked to its surroundings as part of the historic development of Bolton Street as Bobcaygeon's commercial core. The property is located in the village's downtown core and surrounded by a collection of other historic commercial buildings of various ages and styles that were constructed as part of the establishment and development of Bolton Street.

iii. is a landmark.

The property is a landmark as a corner anchor building in downtown Bobcaygeon. The building is located at the southern gateway to Bolton Street and entrance to Bobcaygeon's downtown core and is recognizable as its largest historic commercial building.

Design and Physical Value

90 Bolton Street has design and physical value as a unique example of a Victorian commercial building and is one of a small collection of surviving stone commercial buildings remaining extant in Kawartha Lakes. Constructed in 1871, the property is demonstrative of vernacular commercial architecture of the early Victorian and mid-nineteenth century period, which were typically built to the front lot line and formed a consistent streetwall, with limited ornamentation, as opposed to the later Italianate style, which had become popular by this period. This building is one of only a few downtown commercial buildings in Kawartha Lakes constructed in this manner.

Commercial architecture in Canada's cities, towns and villages, including Fenelon Falls, underwent a period of significant evolution throughout the nineteenth century. The earliest commercial architecture was purely functional, such as small general stores or blacksmith's shops in nascent communities where the proprietors would build a structure, often in a vernacular style, near or adjacent to their residence. As the century wore on, these structures often took on the stylistic trappings of contemporary architectural styles, but remained relatively basic detached structures on their own lots. A new structural type also developed: a two-storey structure with the commercial establishment on the main floor and the business owner's residence on the upper storey. Architecturally, these buildings still generally resembled residential structures although the ground floor would often have larger window to showcase the store's products. This type of arrangement was, and remained, typical for small hamlets with a few commercial enterprises.

However, with the increasing urbanization of many of the province's communities, commercial architecture was forced to adapt to the rapidly changing conditions of Ontario's towns and cities; this change was not limited to Ontario and is reflective of the condition of commercial structures across North America. One of the most significant changes was the centralization of commercial structures together in downtown areas. Although the concept of formal zoning was just being developed during this period, it was a time when commercial enterprises and work were being moved outside of the home and businesses were beginning to establish their own spaces in communities; as had and was continuing to occur in urban centres in Europe, businesses naturally clustered together for convenience, creating the beginnings of the commercial downtown and the idea of a main street.

As more businesses came together to form a downtown core, their buildings began to get closer together to respond to the increasing density and desire to not waste limited space. By the mid-century, the idea of commercial buildings being linked in a continuous street wall was common in urban areas as commercial structures were built directly adjacent to one another and even shared dividing walls. This arrangement was a direct mirror of European urban

spaces where tightly packed commercial cores necessitated buildings attached to one another, and built directly to the edge of the lot to maximize space. In the early days of this new commercial arrangement, two types of buildings prevailed. The first were two- to three storey buildings similar to a basic Georgian plan, and often with a gable roof divided by a parapet wall, forming a continuous gable along the street; good examples of this type of structure can be seen in Kingston where a substantial portion of the downtown developed during this time. Like their predecessors, these invariably included commercial space on the ground floor with residential space on the second and third storeys; the third storey was often located in the gable and included dormer windows for light. This was a continuation of the two-part commercial block which had developed in the first part of the nineteenth century. The second was the use of false facades to create the look of a much taller building when in fact, a flat rectangular façade was applied to a much smaller, generally gable roofed structure behind it. These were usually built in wood and located in areas where erecting a large commercial building was not feasible. Examples of this type of commercial architecture are less common because they were often replaced with larger brick buildings, but there are extant examples in Kawartha Lakes, particularly in Bethany where several of these structures are still standing. In both types, the idea of the storefront had developed with large windows and often a recessed entrance to show off products and entice shoppers inside. Whichever form of architecture they used, these mid-century streetscapes were often an eclectic mix of architectural forms but represented the shift towards a highly urbanized downtown with densely packed buildings, a continuous street wall and distinctive commercial architecture separate from purely residential spaces.

By the late 1850s, a new architectural style had evolved to respond to the need for urban commercial space. The Italianate style had become popular in residential architecture integrated elements from Italian and other European Renaissance architecture into eclectic and often exaggerated combinations. Features such as columns and pilasters were common, as well as wide eaves with decorative brackets, decorative brick and iron work and arched windows with elaborate hoods and surrounds. Increasing mobility and the growth of pattern books allowed people in North America to see and experience European architecture and it was increasingly something seen as being desirable to imitate and adapt for the North American context.

This style was quickly adapted into commercial architecture where its decorative elements could be easily applied to the facades of downtown structures. With the high density of commercial buildings, and the fact that they now shared walls, the front façade of the structure was the only one that was seen from the street. As a result, builders and architects focussed on this side of the structure as the focal point for decoration and ornamentation. The space for this type of work on these buildings was substantial: the increasing

density of urban downtown necessitated buildings going up, instead of out, and by the 1860s, the majority of commercial buildings in downtown areas were two to four storeys, high enough to create upper storey residential or, by this time, office space, but still short enough to allow a person to comfortably ascend to the top storey by the stairs. This gave architects several storeys, albeit only on one side, of a building to craft ornate and decorative spaces

By the 1860s, a new standard form for downtown commercial buildings had fully emerged. These buildings, which like their predecessors were linked together in a continuous streetwall, were generally two to four storeys in height with commercial space on the ground floor and residential or office space upstairs. The commercial space on the ground floor generally included large plate glass windows and a recessed entrance which allowed for a substantial amount of display area visible from the street. This was not always the case for non-retail establishments such as hotels where the ground floor might have been used as a tavern so required a different orientation and focus and less visibility to the interior. The upper storeys were generally similar to one another with bands of tall sash windows differentiating each floor and the façade often divided into repeating bays by pilasters. These upper storeys also included extensive decorative elements, such as decorative brickwork in a variety of patterns, elaborate window hoods and large and heavy cornices. A flat, or gently sloping, roof was hidden behind the cornice. When placed together as part of a block of these structures, each individual building was distinct, but fit into a wider cohesive whole with consistent styling and massing.

The application of the Italianate style was nearly universal across developing downtowns throughout the 1860, 1870s and 1880s but it was occasionally not used in favour of different styles, such as the Second Empire commercial style which rose to prominence in the 1870s and is primarily characterized by its mansard roofs and lavish decorative elements. However, builders in the last decades of the nineteenth century occasionally built more simple buildings that eschewed decorative elements and were more aesthetically aligned with Georgian commercial structures from an earlier time period. These vernacular commercial buildings were constructed in a variety of urban contexts, from small towns to larger centres and continued the typically massing of Italianate commercial buildings – two to four storeys and built to the lot line to create a continuous streetwall – but without the high level of ornamentation popular at this time. Simpler buildings were constructed for a variety of reasons including cost and the tastes of the owner who may have preferred a more sober building in contrast to the eclectic and ornate Italianate style. Many of these vernacular commercial buildings were built in stone, which could be more challenging to adapt to the Italianate style than brick masonry because of its materiality and was more expensive as a construction material, likely leading to a reduction in spending elsewhere such as decoration. They occasionally used

the flat roof, as in Italianate construction, or the gable roof of the Georgian style, but were often inconsistent with either style and used elements of both.

90 Bolton Street was constructed within this context and is one of a small collection of late nineteenth century commercial buildings in Kawartha Lakes that is not constructed in the Italianate style. The building was constructed in 1871 as a hotel and general store. When it was originally constructed, the southern half of the ground floor was intended as a general store and included a Victorian storefront with large windows and a recessed entrance, while the northern part of the ground floor and its upper storeys were used as a temperance hotel with a smaller entrance and windows; a portion of the upper storey on the south side was also used as an apartment for the Orr family, the original owners of the building and the operators of the hotel and general store. The both the ground floor and upper storey external layout has largely been maintained, although with some modifications at street level on Bolton Street to suit the current commercial tenants of the building.

The building itself is stone constructed and two-and-a-half storeys in height with a gable roof, reminiscent of the earlier Georgian style; aesthetically, it is more closely related to this earlier commercial style than its contemporary commercial architecture. However, it diverges from the Georgian style through the three large gable peaks on the front elevation of the building which are taken directly from prevailing Victorian architecture trends of the 1870s, where large, prominent gables were popular in residential design. The gables have been used in this building to both provide visual interest to the front of the building and act as dormers to let light into the top half storey of the building which originally housed hotel rooms. The building is built on a rectangular plan to the lot line; as a corner building, it is constructed to the lot line on Bolton Street, but not to the lot line on King Street East in order to facilitate a small entrance porch on its south elevation. On the rear of the building, however, are two extensions with gable roofs: a two-storey extension directly adjacent to King Street East, and a one-storey addition on the north side of the building. Both of these extensions are original to the building and constructed in the same stone as the main body of the structure. There are virtually no decorative elements on this structure, which has been the case since it was constructed; the ornamentation on this structure is limited to the front gables, the articulated quoins and lintels, and the lug sills.

There are very few other nineteenth century commercial buildings in Kawartha Lakes that are not constructed in the Italianate style, although they certainly are present throughout the municipality. The vast majority of the City's historic commercial building stock was erected between 1860 and 1880, at the very height of the Italianate style's popularity, and, as such, adheres to this style. There is an important and significant collection of Second Empire commercial buildings in Omemee, which date from the 1890s, alongside several in Lindsay,

and there are also a range of vernacular false façade buildings in several of the City's smaller communities, notably in Bethany and Coboconk, but these structures remain in the minority when compared with the strong preference for Italianate buildings with varying degrees of embellishment. The majority of the vernacular commercial buildings fall into the latter false façade type and are built in wood, although there are certainly variations from this type; there are few masonry vernacular commercial buildings and those that do exist often were constructed for specialized purposes, such as livery stables.

To add to its uniqueness within Kawartha Lakes, 90 Bolton Street is constructed in limestone and is one of only a small collection of purpose-built stone commercial buildings in Kawartha Lakes. The stone used for the building was quarried from the Big Bob River, in close proximity to the structure, and it was constructed by Scottish masons who were brought over to Bobcaygeon by Alexander Orr, the original owner of the building and himself from Scotland, specifically to erect this building. The construction of this building shows its Scottish influence; the smooth and coursed ashlar that can be seen in this building was a common construction and design feature in Scottish architecture at this time and used in a variety of different urban architectural applications. However, this type of construction was not common in Kawartha Lakes where the availability of timber and the mass production of bricks in the second half of the nineteenth century made stone a relatively uncommon construction material, particularly for large commercial buildings. There is one other purpose-built stone commercial building in Bobcaygeon: the former Bank of British North America at 35 Bolton Street, constructed in 1913, although there are several former stone residential buildings which have been converted to commercial use, including at 58 Bolton Street and 30 King Street East. The other major example of a purpose-built stone building in Kawartha Lakes is the McArthur Livery Stable in Fenelon Falls, constructed in 1883, although there are other examples where rubble stone has been used to construct the rear of a commercial building but with a brick façade.

Overall, 90 Bolton Street is a unique example of a stone Victorian commercial building in Kawartha Lakes. Constructed in a late nineteenth century vernacular style, it draws from both Georgian and Victorian commercial architecture and eschews the more popular Italianate style of the day. It is one of small collections of commercial buildings in Kawartha Lakes, both those that are built in stone and those that are constructed in styles other than commercial Italianate. Aesthetically, it is more closely related to the earlier Georgian commercial style but with modifications, such as the three gables on the front elevations, that align it with Victorian design trends. The building remains a unique and important late nineteenth century commercial building in both Bobcaygeon and Kawartha Lakes.

Historical and Associative Value

90 Bolton Street has historical and associative value as a historic hotel in downtown Bobcaygeon. The property was originally constructed in 1871 as the Orr Temperance Hotel and later became the Kenosha Inn where it served tourists and other visitors to Bobcaygeon from the late nineteenth onward. Through this historic role as a hotel, it yields information regarding the role and development of hotels in Bobcaygeon as import aspects of its economic growth. The property is also directly related to the strong temperance movement in Bobcaygeon as it was originally constructed as a temperance hotel, long before the community enacted the local option. It yields information regarding the growth of the temperance movement in the community and its role in the hospitality industry. It is also directly related to the local Masonic Lodge which purchased the building in 1940 and continues to own and use the building.

Verulam Township, the township in which Bobcaygeon is geographically located, was first surveyed by John Houston in 1831, slightly later than the townships to the south, and lots were placed on the market by 1832. The first settlers arrived soon after, although many lots were purchased early by speculators and were not settled for some years. As with most townships across the territory, the government of Upper Canada deemed it appropriate to reserve a village and mill site as part of the survey which it located in lot 16 of concession 10. The village site was chosen in 1833 and located on the north side of the Bobcaygeon River. Initially named St. Albans, after the English village, the name was changed the following year by Lieutenant Governor John Colborne to Rokeby, named after Rokeby Park in England's County Durham.

At the same time, lot 15 to the south of the townsite was purchased from George Boulton, an early speculator, by Thomas Need, an Oxford-educated son of an English country landowner and magistrate and one of many sons of the landed gentry who emigrated to Upper Canada in the first half of the nineteenth century. The land Need purchased included the islands to the south of the government townsite and he quickly set about establishing a saw mill on the river, as well as surveying a new village site with the assistance of surveyor John Read. By 1834, the streets were laid out and named, with the main street named Boulton after the original landowner; this was eventually changed to Bolton Street as time passed.

A saw mill was quickly established by Need and other businesses formed soon after, including as well as grist mill, general store, post office and a tavern, staples of a pioneer settlement. With the advent of these services, the new settlement quickly became a primary centre for settlers in the surrounding rural area and Bobcaygeon increasingly became an important commercial centre for the area and continued to attract new residents throughout the

middle of the century. By the late 1850s, the 1858 Directory for Peterborough and Victoria Counties reported that not only was the community expanding demographically and economically, but it was also being used as a starting point for population expansion further north. The directory reported:

This rising village stands on an island on the east side of the township of Verulam. The island is formed by the waters of Sturgeon Lake on the west side and Pigeon Lake on the east, and is comprised of a very superior cristaline [sic] limestone. There is an excellent grist and saw mill at Bobcaygeon, although stopped for some time during the progress of the construction of the Bobcaygeon lock, are now at work again. There are two other saw mills on the south side of Sturgeon Lake, worked by a stream called Sheriff's Creek; and on the north side of the Lake Mr. J.W. Dunsford has a shingle factory, capable of cutting 12,000 shingles in 12 hours. There are two stores in the village and the industrial callings are fairly representative. The Government have recently opened up a road, for free settlement, from Bobcaygeon into the interior country. Upwards of a score of new townships are being opened up and settlement is taking place very rapidly. Population of the village about 150.¹

As a growing and bustling backwoods community, Bobcaygeon contained a range of small businesses catering to local settlers and visitors to the area. This included hotels and taverns which served both the local population who patronized the taverns for food and drink and visitors who stayed overnight.

Hotels were a common fixture in late nineteenth century communities. In a time before rapid travel by car, more accommodation was required for travellers who could not get as far as quickly by the modes of transport available to them, which in Bobcaygeon were either by steamship or by roads, which were generally poor. The earliest hotels catered primarily to settlers as they made their journey to their new homestead or travelled from their farms to nascent villages to purchase supplies or access facilities such as grist mill and provided both accommodations and food; the earliest hotel in Bobcaygeon was likely the tavern that was constructed at Need's mill site in the mid-1830s as what were known as taverns at this time typically provided food, drink and lodging. In general, most people did not travel far except for necessities. In the early and mid-nineteenth century, travel throughout Ontario was extremely difficult with travellers relying on travel by water or on poor

¹ *Directory of the United Counties of Peterborough and Victoria* (Peterborough: T. & R. White, 1858), 39-40.

roads; stagecoaches were available in some areas but they were far from reliable or comfortable. However, by the second half of the nineteenth century, the rapid development of new railways meant that more people could and were travelling for various reasons, including for summer vacations to areas such as Kawartha Lakes where the region's lakes quickly became a draw for travellers. The new railways provided travellers with reasonably comfortable and regular travel that was rapidly being expended throughout the 1850s, 1860s and 1870s meaning more people were travelling more often and further afield.

Unlike the majority of communities in Kawartha Lakes, however, Bobcaygeon was not reached by rail until the early twentieth century. As a result, the majority non-road-based travel into Bobcaygeon from the mid-nineteenth century onwards was by steamship and facilitated by the construction of the lock at Bobcaygeon 1833. Steamships travelled both east and west from the village to Lindsay and to Peterborough and, although a different mode of transport than the railway, steamship travellers also needed accommodation when they arrived, and this was facilitated by the construction of hotels.

Bobcaygeon was also the launching off point for settlement further north, in northeastern Kawartha Lakes, northwestern Peterborough County and Haliburton County. The village was chosen as the starting point for the Bobcaygeon colonization road which was intended to run north to North Bay and to help open up the area between Kawartha Lakes and Lake Nipissing for settlement, although it never went that far north. Construction began in Bobcaygeon in 1856, reaching Kinmount in 1858, Minden in 1859 and in 1863, reached its eventual terminus at the Oxtongue River near Dwight. Although, like most mid-nineteenth century roads, the Bobcaygeon Road was very poor, it was a vital artery for settlement and commerce because there were so few other transportation routes in this area of Ontario; it was also an important route for the expansion of the lumber industry in the region. As a result, hotels became vital pieces of infrastructure as it could take several days to travel the route. This included in Bobcaygeon where many people stayed before beginning their travels north. By 1865, there were three hotels in Bobcaygeon listed in the Peterborough and Victoria County business directory, including a hotel owned by Alexander Orr.

Alexander Orr was born in Renfrewshire, Scotland in 1817 to John Orr, a farmer, and Mary Erskine, one of ten children. He is believed to have been born at Moniabrock Farm – which still exists – near the Bridge of Weir. In 1840, the family left Scotland for Lower Canada as part of a significant wave of Scottish immigration throughout the first several decades of the nineteenth century. They settled at English River in the Eastern Townships where they established a farm. There, Alexander married another Scottish immigrant, Helen Cameron, which whom he eventually had four children between 1851 and 1860, Mary,

John, Robert and Agnes, of whom only Mary was born in Quebec. By the mid-1850s, Alexander's family moved first to Peterborough, then to Bobcaygeon in the 1860s where he opened a store and temperance hotel. There is no record as to why the family made this move as the rest of the Orr family appears to have remained in Quebec but it was likely due to the growing economic opportunities in the area at the time with increased settlement throughout central Ontario and new economic growth, largely associated with the burgeoning lumber industry.

Temperance hotels emerged in Ontario around the mid-nineteenth century, although they were sometimes seen as a risky proposition. Although food and lodging were key aspects of hotels, a significant portion of their income came from alcohol sales, both from people staying at the hotel and community members coming to the bar. But, at the same time, many hotels were notorious for drunkenness and barroom brawls and were unpleasant for many travellers, whether they abstained for liquor or not. By the mid-nineteenth century, there was a demand for temperance hotels, that is hotels that did not serve alcohol, but rather offered accommodation, food, and non-alcoholic beverages, including a selection of what were known as "temperance drinks" such as ginger ale, sarsaparilla, and lemonade. By the 1850s, temperance hotels were reasonably common in Ontario communities, although they remained decidedly less common than traditional inns and taverns.

The growth of temperance hotels came at the same time as the growth of the temperance movement across Ontario. The temperance movement had emerged in the early nineteenth century and grew in tandem with the Social Gospel movement with which it shared similar goals of societal betterment. The temperance movement believed that alcohol hindered the development of moral, pious, and economically productive society, hurt family structure and values, and had a lasting negative impact on the individual who indulged in it both with regard to their health and morality. Its growth coincided with urbanization and industrialization, including the mass manufacture of alcohol, and the increasing use of alcohol in society. The temperance movement was supported in large part by middle-class women and Protestant churches who saw alcohol as a major ill in nineteenth century society; the temperance and suffrage movements went hand-in-hand across Canada and were both heavily organized and championed by women. Organizations like the Women's Christian Temperance League (WCTU) led the charge for temperance and the legal prohibition of the sale and consumption of alcohol across Canada. The WCTU was, in fact, the largest non-denominational women's organization in late nineteenth and early twentieth century Canada and speaks to the centrality of this movement in turn of the century life.

One of the challenges for the temperance movement in Canada was lack of support for full prohibition at the federal and provincial levels. While there was

generalized support for the temperance movement and indeed for prohibition in some quarters, there were a number of factors that prevented its enactment. On one hand, the regulation of alcohol manufacture and sales were split between federal, provincial and municipal governments where the manufacture and export of alcohol was regulated federally, its sale regulated provincially and the issuance of liquor licenses was generally regulated at a municipal or local level. The other was lack of significant support, particularly along ethnic, cultural and linguistic lines. In particular, prohibition was not supported in Quebec or by French-Canadians more broadly; this was particularly challenging for the federal government where support from Quebec was paramount for forming government. Indeed, an 1898 plebiscite where the majority of voters voted for prohibition was not passed by the federal government in large part due to a lack of support from Quebec. Similarly, and overlapping significantly with the French-Canadian demographic, the Catholic Church was also not supportive of prohibition as a blanket ban, although there was certainly support for greater controls over the sale and consumption of alcohol and, in some areas at the diocesan and parish level, there was also support for localized prohibition.

As a result, the federal government passed the Canada Temperance Act, also known as the Scott Act after its sponsor Liberal Senator Richard William Scott, in 1878 which allowed municipalities to pass local regulations to prohibit the sale of alcohol within their boundaries; similar legislation, the Dunkin Act, had been passed by the Province of Canada prior to confederation in 1864. This was known colloquially as the local option, as it gave local municipalities the choice whether or not to become dry based on a local plebiscite. The ability for municipalities to undertake this course of action was further supported in Ontario by the passed of the Local Option Act in 1890 which strengthened the federal legislation in the provincial context and required a three-fifths majority of voters to support prohibition for a local option to be enacted. This did not include women, who were not allowed to vote on local plebiscites but were the major supporters of both temperance and the local option.

The local option eventually passed in Bobcaygeon, but not until 1909 during a period of significant growth of support for the local option across central Ontario; local options were passed in Lindsay and Fenelon Falls in the same year. Bobcaygeon's local option by-law was actually not repealed until 2005, although liquor sales certainly occurred in the community prior to that date. However, when Orr opened his hotel in the early 1860s, temperance was not as popular as it would be forty years later and he, in fact, faced significant opposition at a time when drinking, particularly drinking at hotels, was a significant aspect of Victorian social life.

Orr was, in many ways, an outlier in the temperance movement; primarily driven by women, men were less prominent members of the movement,

particularly given that drinking formed a significant part of male sociability during this time. However, male involvement in temperance did exist both through fraternal lodges and churches where temperance was viewed as an inherent part of Christian duty and masculinity. Orr's involvement in the movement, and his choice to open a temperance hotel at a time there was not widespread support for universal prohibition was likely derived from his religious beliefs. Orr, like many Scottish immigrants, was a staunch Presbyterian with strong beliefs regarding morality and Christian character, including the importance of temperance in maintaining a Christian home.

The Presbyterian Church was an important player in the crusade against alcohol in the mid-nineteenth century. Like most Protestant churches, the Presbyterian Church saw liquor as one of Victorian society's moral ills and actively campaigned for temperance and full prohibition. From the church's perspective, alcohol was a major scourge on the morality and structure of the Christian family; when men – and it was mostly men – indulged in alcohol, they were neither looking after their family financially or providing good moral leadership as the head of the household, leading to the suffering, both materially and spiritually of their wife and children. Interestingly, in the early nineteenth century, Presbyterians were the most divided of the mainline Protestant denominations on the question of temperance where many more moderate members of the Church did not object to modest alcohol consumption at events such as wakes. However, as the nineteenth century wore on, the church turned sharply in favour of temperance, particularly with growing industrialization and the increased availability and manufacture of liquor across the province.

On a local level, Protestant ministers, including Presbyterians, and church lay leaders became major proponents and supporters of temperance, alongside the WCT. Orr joined the local Presbyterian congregation in Bobcaygeon upon his arrival in the village; a church was constructed for the denomination in 1867, soon after the family's arrival in the village under the direction of the Reverend William Patterson, himself a supporter of temperance. Orr became one of the church's first elders and remained an important leader in the congregation until his death, promoting a strong adherence to Christianity and its moral principles, including temperance in his role as a church leader and as a local businessman.

At the time Orr opened his hotel in Bobcaygeon in 1865, there were a number of different types of travellers who might require accommodation in the village. These potential travellers included tourists, many of whom at this time were parties of men undertaking fishing expeditions, business travellers who travelled throughout rural Ontario at this time and primarily met with local businesses to sell products for their stores, settlers resting in Bobcaygeon on their way north, and, particularly in Bobcaygeon, lumbermen on their way to

northern camps. It is not known who Orr's primary clientele was, but it is likely that he primarily served families, devout Christians and parties that included women, where his hotel would have been seen as a location that was safer and less rowdy than other accommodations in town and for whom the lack of alcohol on the premises was seen as a selling feature for the hotel. It is known that he had many fishermen who stayed at his hotel, demonstrating that the preference for a temperance establishment certainly transcended gender lines. This was particularly the case in Bobcaygeon, which, in the middle decades of the nineteenth century, had a reputation for being a heavy drinking village, likely due to the substantial male population and drinking culture associated with the lumber industry at this time.

Despite the challenges that came with operating a temperance hotel, namely the decrease in revenue that came from not having a bar, Orr's hotel was very successful. His establishment was known for its excellent food and that reputation certainly attracted visitors. As noted above, Orr opened his first hotel in the early 1860s, likely as early as 1861, and, by spring 1871, had replaced the original building, about which nothing is known, with the present structure. In April 1871, in an advertisement in the *Bobcaygeon Independent*, it was noted that:

The subscriber begs to return thanks to the numerous customers who have patronized them for the last ten years and now intimates that he had just opened his large and commodious Commercial Temperance House (at the corner of John and Boulton [sic] streets) which has been erected and fitted up at great expense and the public now may rely upon obtaining first rate accommodation.²

Orr had clearly met success with his initial venture and the new building was a substantial one, anchoring southern end of Bolton Street and Bobcaygeon's downtown core. It was certainly one of the largest buildings in the downtown at this time and reflected a successful and thriving business. Orr also ran a dry goods store on the ground floor of the building with the hotel operating out of one store front and the upper storey and the store from the other. The success of his business was also noted in his obituary when he died just fifteen years later in November 1886, from stomach cancer. It noted that Orr:

succeeded in establishing one of the largest and most flourishing temperance houses in the province...His career has shown conclusively that a temperance house on strict total prohibition principles can be successfully conducted in a Canadian village, and also that family worship can be

² Advertisement, *Bobcaygeon Independent*, April 8, 1871, 1.

maintained morning and evening even amid the disturbing circumstances of a large and engrossing business.³

Soon after Orr's death, the hotel was transformed into the Kenosha Inn, another hotel. Like Orr's hotel, catered to a range of travellers to Bobcaygeon, although, by this time, the town's economy was shifting more and more in favour of tourism and tourists made up a substantial portion of hotel guest in Bobcaygeon at this time, particularly fishermen who travelled to the community from as far afield as the United States for its highly sought after fishing opportunities. Like Orr's establishment, the Kenosha Inn offered both served food and offered accommodation; it is not known if the Kenosha was also a dry establishment, although the passage of the local option by-law in 1909 made dry hotels the default in the community.

It also appears from the hotel's advertisements that appeared in the *Bobcaygeon Independent* in the early twentieth century that it offered long-term accommodation to local workers. Residential hotels were common in urban areas from the late nineteenth century onwards; the growth of the Canadian economy during this period led to a widespread migration to urban areas for economic opportunities. These people, who were often young and single, required somewhere to live and many, if not most, hotels provided temporary accommodation for them during this period that could range from a few weeks to months to years and typically provided both room and board. The residential hotel, in its various forms, was a central pillar of late nineteenth century urban life and a recognizable institution in towns and cities across North America as new workers flocked to developing and growing industries. In Bobcaygeon, residential hotels were often used by lumbermen who worked in the lumber camps in the winter and returned to town in the other months to work in the sawmill or in other businesses and industries.

The Kenosha Inn operated at this location until the late 1930s; mentions of the hotel appear as late as 1937 in the *Bobcaygeon Independent*. In 1940, the hotel was sold to the Verulam Lodge, the local Masonic lodge, and converted into the local Masonic Hall, a capacity in which the upper storey of the building still serves. Through this continued role, the building speaks to the history of the Masonic Lodge in Bobcaygeon and its role in the community from the nineteenth century.

There were certainly Masons in the earliest days of Bobcaygeon's development, but there was no local lodge until 1872; prior to this date, Masons had to travel to other communities, namely Peterborough and Lindsay, to meet. However, as the population of Bobcaygeon and the surrounding area grew, there was increasingly a need for a local lodge, and a charter was issued

³ Alexander Orr Obituary, n.d. (1886), Maryboro Lodge Museum.

for Verulam Lodge #268 in July 1872, with John Kennedy as the first Master. It is believed that the lodge's first meeting was held in one of the village's hotels although the exact location is not known. Soon after, the lodge purchased a building on Mansfield Street where meetings were held until the early 1890s. In 1893, the lodge decided that it was better for them to be located in the centre of the village and rooms above Cain's General Store, now location of the Bank of British North America. Little is known about its early memberships although it likely included a large number of the village's men, given the centrality and importance of fraternal organizations, including the Masonic Lodge, in nineteenth century small-town Ontario. Fraternal orders provided, for men, a space for masculine socialization, as well as a promoter and supporter of virtuous and moral male leadership in nineteenth century Christian society. They also acted as a benevolent society, supporting their members and the community through charitable endeavours.

Cain's building burned down in 1913 as part of the fire that destroyed large portions of downtown Bobcaygeon; by this time, the property was owned by the Bank of British North America but the lodge continued to occupy its upper storey. The fire destroyed this building, along with the majority of the lodge's records from the early decades of its existence. Fortunately, the bank's reconstruction included a new lodge room over the bank which was formally opened in July 1915.

However, the lodge wanted its own building and discussions of purchasing a new property were underway as early as 1922. A property was first purchased on Bolton Street in 1927, but was never used as a lodge building and was later sold. In 1940, the Lodge was finally able to purchase the subject property, due in large part to a bequest by the late Sidney C. Cluxton, a Verulam Lodge member, who had died in 1924 and had left funds to the lodge; the building was renamed as the Cluxton Memorial Masonic Building in his honour. The upper storey was converted for use, while the lower storeys continued to be rented out for a range of commercial and residential tenants. The first lodge meeting was held there in August 1941 and it has continued to be used in that capacity.

The subject property has a long history in the development of Bobcaygeon, serving in several capacities throughout its lifetime. Through its role as a hotel, first as the Orr Temperance Hotel and then the Kenosha Inn, it provides insight into the history of accommodation in Bobcaygeon and, particularly under the Alexander Orr, the temperance movement in the community and its role in late nineteenth century life. Its transition to use as the Masonic Lodge continued its community use and provides information regarding the fraternal organization from the establishment of the Verulam Lodge in 1872.

Contextual Value

90 Bolton Street has contextual value as a contributing feature to the historic commercial character of Bobcaygeon's downtown and is functionally linked to its surroundings as part of the village's downtown landscape. The property is located on the south east corner of Bolton Street and forms a corner anchor building for the community's main commercial thoroughfare. It supports the small-town commercial streetscape of Bolton Street which is comprised of a mix of historic and contemporary commercial buildings with similar setbacks and massing. The property is a landmark building as the largest commercial building in the downtown, as well as through its building material and location.

Bolton Street developed as Bobcaygeon's downtown commercial core beginning in the first half of the nineteenth century. The survey of the main island and the establishment of streets and lots was undertaken in 1834 and Bolton Street, known then as Boulton Street, was laid out at that time as the main thoroughfare on the island. Several small business, including a tavern and a general store, were established in Bobcaygeon at this time, at the same time as Thomas Need built the original mill in the community, although their exact location is not known.

By the mid-nineteenth century, however, Bolton Street had developed into a bustling Victorian small-town downtown with a range of commercial buildings along its east and west sides in a variety of sizes and mid-nineteenth century architectural forms. The evolution of the streetscape can be seen in the 1890 Fire Insurance plan of the village which shows Bolton Street lined with a variety of commercial buildings, mostly built to the lot line, but not forming a fully connected streetwall as was the case in most larger urban centres by this time; the subject property can also be seen on this plan, as the only stone building in the downtown where most other structures were brick, brick clad or wood.

In 1913, a sizable portion of Bobcaygeon's downtown burned down as a result of a catastrophic fire that swept through the community. The section of the downtown that was destroyed, largely is northern side, was reconstructed throughout the 1910s through a significant rebuilding effort, and the majority of the buildings in the downtown as it currently exists post-date this fire; there are certainly exceptions to this, particularly at the southern end of the downtown and including the subject property.

At the present time, the west side of the street is comprised of a continuous commercial streetwall that runs south from Canal Street with some of the buildings physically linked through this continuous façade and shared side wall. This streetwall is comprised of primarily historic buildings of one and two storeys with similar sizing, massing and architectural features. Most are erected in a simplified version of the Italianate style. There are a number of

alleyways integrated into the streetscape, as well as several newer commercial buildings, but these nevertheless maintain the massing and rhythm of the west side of the street. The east side of the street, where the subject property is located, has a more eclectic mix of structures, many of which are more modern in their date of construction. Nevertheless, the size, massing and tightly packed urban forms are maintained on the east side of the street as well, creating a consistent downtown form, comprised of one to two-storey buildings, arranged in a tight urban configuration that creates the overall character of a small-town commercial downtown which is supported by the subject property. Similarly, the continuous and ongoing use of these structures as commercial buildings of a variety of uses, including retail, dining, and services that are also present in the subject property, contribute to its overall character and reaffirm the role of Bolton Street as Bobcaygeon's commercial core.

The property is also widely regarded as a local landmark for its location, size, massing and historic use. The building is located at the south end of Bolton Street at the intersection with King Street as its corner anchor building where it is visible from multiple vantage points and is a commanding presence in the viewscape of the downtown. At two-and-a-half storeys and a large footprint, the building is the largest historic commercial building in downtown Bobcaygeon and is readily recognized through its size, massing and distinct architecture, including its construction material; it one of only two purpose-built stone commercial buildings in downtown Bobcaygeon and is constructed in a unique late nineteenth-century architectural style that combined elements of both Georgian and Victorian architecture. Its historic use as a hotel is well-known in Bobcaygeon, both as the Orr Temperance Hotel and the Kenosha Inn, but it is also widely recognized in the community as the location of the Masonic Lodge which is located on the top storey of the building. The Masonic Lodge has owned and operated out of the building since 1940 and the building is widely associated with this local charitable and fraternal organization.

Summary of Reasons for Designation

The short statement of reasons for designation and the description of the heritage attributes of the property, along with all other components of the Heritage Designation Brief, constitute the Reasons for Designation required under the Ontario Heritage Act.

Short Statement of Reasons for Designation

Design and Physical Attributes

90 Bolton Street has design and physical value as a unique example of a Victorian commercial building and is one of a small collection of surviving stone commercial buildings remaining extant in Kawartha Lakes. Constructed in 1871, the property is demonstrative of vernacular commercial architecture of the early Victorian and mid-nineteenth century period, which were typically built to the front lot line and formed a consistent streetwall, with limited ornamentation, as opposed to the later Italianate style, which had become popular by this period. This building is one of only a few downtown commercial buildings in Kawartha Lakes constructed in this manner.

Historical and Associative Attributes

90 Bolton Street has historical and associative value as a historic hotel in downtown Bobcaygeon. The property was originally constructed in 1871 as the Orr Temperance Hotel and later became the Kenosha Inn where it served tourists and other visitors to Bobcaygeon from the late nineteenth onward. Through this historic role as a hotel, it yields information regarding the role and development of hotels in Bobcaygeon as important aspects of its economic growth. The property is also directly related to the strong temperance movement in Bobcaygeon as it was originally constructed as a temperance hotel, long before the community enacted the local option. It yields information regarding the growth of the temperance movement in the community and its role in the hospitality industry. It is also directly related to the local Masonic Lodge which purchased the building in 1940 and continues to own and use the building.

Contextual Attributes

90 Bolton Street has contextual value as a contributing feature to the historic commercial character of Bobcaygeon's downtown and is functionally linked to its surroundings as part of the village's downtown landscape. The property is located on the south east corner of Bolton Street and forms a corner anchor building for the community's main commercial thoroughfare. It supports the small-town commercial streetscape of Bolton Street which is comprised of a mix of historic and contemporary commercial buildings with similar setbacks and massing. The property is a landmark building as the largest commercial building in the downtown, as well as through its building material and location.

Summary of Heritage Attributes to be Designated

The Reasons for Designation include the following heritage attributes and apply to all elevations, unless otherwise specified, and the roof including: all façades, entrances, windows, chimneys, and trim, together with construction materials of wood, brick, stone, stucco, concrete, plaster parging, metal, glazing, their related building techniques and landscape features.

Design and Physical Attributes

The design and physical attributes of the property support its value as a unique example of Victorian commercial architecture in Bobcaygeon.

- Two-and-a-half storey stone construction
- Coursed ashlar
- Gable roofs
- Rectangular massing with rear two-storey and one-storey extensions
- Gables on front elevations and extensions
- Symmetrical massing
- Commercial entrances including:
 - Recessed southern entrance
- Fenestration including:
 - Sash windows
 - Segmentally arched sash windows
 - Stone voussoirs
 - Lug sills
- Articulated quoins

Historical and Associative Attributes

The historical and associative attributes of the property support its value in its relationship with Alexander Orr, the temperance movement in Bobcaygeon, historic hotels and the local Masonic Lodge.

- Mixed-use character, including ground floor commercial functions
- Historic association with the hotel business in Bobcaygeon
- Historic and continuing associated with the Masonic Lodge

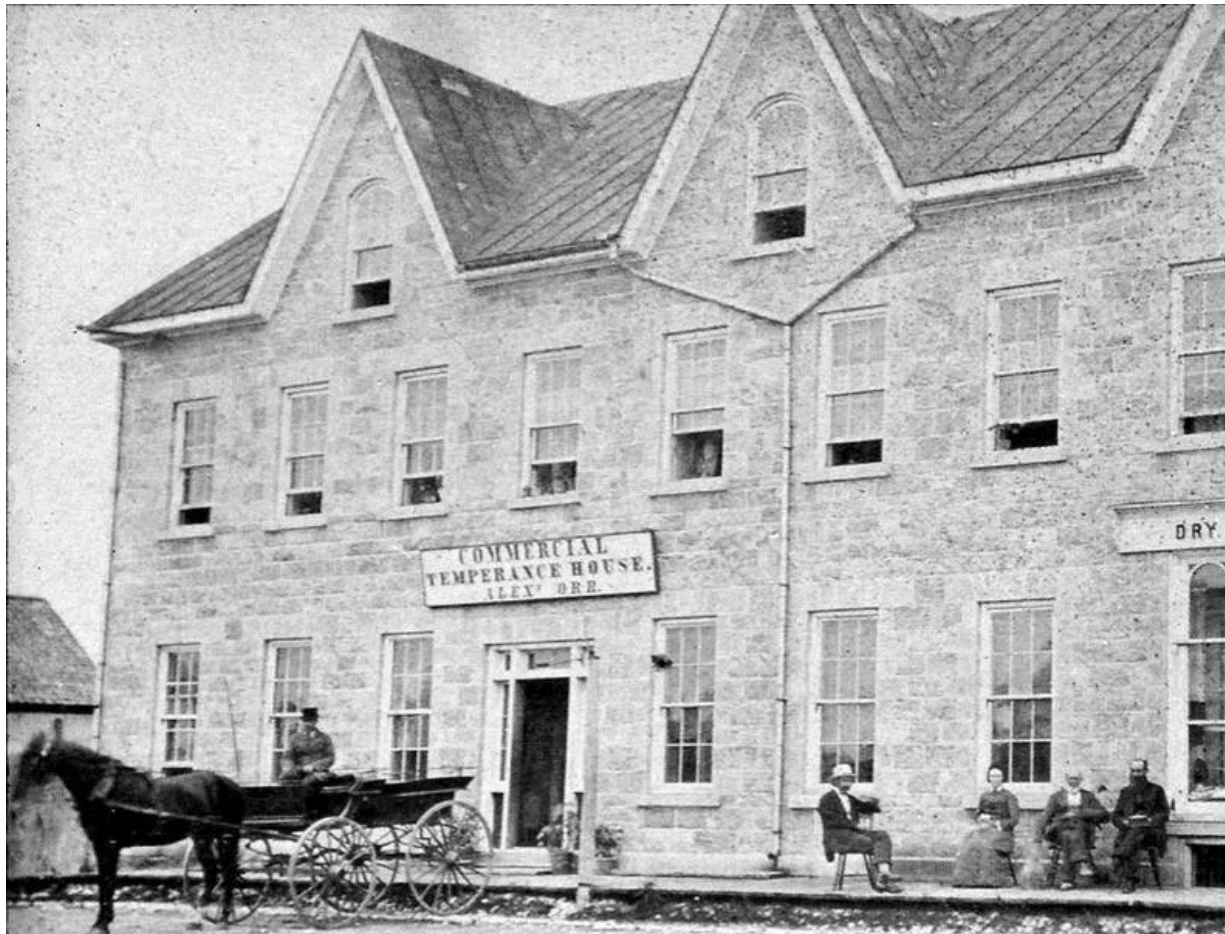
Contextual Attributes

The contextual attributes of the property support its value as a contributing feature to the historic landscape of downtown Bobcaygeon and as a local landmark.

- Location at the northeast corner of the intersection of Bolton Street and King Street East
- Construction to the west lot line

- Views of the property from Bolton Street and King Street East as they relate to the historic streetscape of downtown Bobcaygeon
- Stone construction in a Victorian architecture style

Images









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