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ONTARIO HERITAGE TRUST

OUR FILE 3-1-049

FEB 07 2019

January 31, 2019

RECEIVED

Ontario Heritage Trust  
10 Adelaide Street East  
Toronto, ON  
M5C 1J3

To Whom it May Concern,

**Re: Notice of Intention to Designate Property Under the Ontario Heritage Act,  
Concession 8, Part Lot 30 (Windermere), Plan 35R-15956, Part 1, Township of Muskoka  
Lakes, 2509 Windermere Road, Roll # 3-1-049**

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Please be advised that the Muskoka Lakes Township Council propose to designate 2509 Windermere Road as a property of cultural heritage value and interest under Part IV of the Ontario Heritage Act, R.S.O 1990, c. O.18, as amended.

Please find enclosed the Notice of Intention to Designate.

If you have any questions, please do not hesitate to contact this office.

Yours truly,

David Pink, B.Sc. (Hons.), M.E.S., MCIP, RPP  
Director of Planning

/rA  
Encl.



**In the Matter of the  
Ontario Heritage Act, R.S.O. 1990, c.0.18, Part IV, and  
In the Matter of the Lands and Premises  
at the following Municipal Address  
in the Province of Ontario**

## **NOTICE OF INTENTION TO DESIGNATE**

**Description of Property - 2509 Windermere Road**

The property is located on the easterly side of Windermere Road (Muskoka Road 4) in the Village of Windermere and described as Concession 8, Part Lot 30 (Windermere) Plan 35R-15956, Part 1, and comprises the former Windermere Post Office and General Store and associated structures.

**Statement of Cultural Heritage Value or Interest**

The property is recommended for designation for its historical, associative, contextual, and design values. Developed in the late 19<sup>th</sup> century, the property has design value that provides early examples of the architectural style in the Village of Windermere and demonstrates the rare and early specimens of construction styles, materials and methods used in original structures of the early tourism period of Windermere.

The former Post Office and General Store were constructed in 1896 and recognized as being among the oldest surviving wood structures in the area. The Benjamin Taylor cottage was constructed between 1911 and 1914 and was occupied by early settlers of Windermere. The wooden ice house building is one of the last cold-storage buildings left standing in Muskoka and the stone storage building is a unique example of a structure built of local material, including field stone and timber gable framing.

The property is associated with the early families who settled in Windermere, particularly the Fife, Aitken and Taylor families, as well as the families' commercial interests and role in the growth of Windermere as a lakeside community. The property also has contextual value as it fronts on Windermere Road across from the Windermere House resort. The buildings on the property, viewed together with adjacent Windermere House are a unified complex and form a unique streetscape that dates to the early period of tourist and cottage development, and convey a strong sense of time and place. Together these buildings maintain and support the summer resort character of the area, especially when approached from Lake Rosseau.

**Description of Heritage Attributes**

Key attributes that express the heritage value of the property and are to be protected include:

**Post Office and General Store**

- The placement and orientation of the building on the property on the east side of Windermere Road across from Windermere House
- The scale, form and massing of the building which includes a two-storey wood frame building with a flat, slightly sloped roofline
- The composition and material elements of the west elevation which fronts the road
- The glazed wooden door and double screen doors that comprise the entrance to the former general store, now professional offices
- The two exterior doors at the south end of the main floor, one being the entrance and the other the exit of the former post office section of the building

- The five-bay front porch and original wood plank ceiling
- Three original single-glazed windows on the lower level of the front elevation: two of nine panes and one of four panes
- The painted wood cove siding of the building envelope
- Rough sawn timber sheathing reclaimed during restoration and re-installed on interior walls in the former general store and residence
- The packing crates addressed to William Aitken and Ed Paullette as well as "GTR to Muskoka Wharf, Windermere" that have been incorporated into the former store's wall lining
- The original flooring in the former post office as well as the south end of the professional offices
- The setting of the building which comprises an unobstructed view of the street elevation from Windermere Road

#### Benjamin Taylor Cottage

- The placement and orientation of the building on the east side of Windermere Road across the street from Windermere House and next door to the former Post Office and General Store
- The scale, form and massing of the building which includes a one-and-a-half storey wood frame building with a gable roof and two gable dormers
- The painted wood, cove siding
- The ground floor sun porch with restored windows and stone pier supports visible from the street
- The ground floor interior walls of wide boards comprised of exposed smooth sheathing of the original balloon frame structure
- Dry laid retaining walls
- The setting of the cottage which comprises an unobstructed view of the street elevation from Windermere Road

#### Ice House

- The placement and orientation of the building on the property to the east of the former Post Office and General Store, providing ease of access to the store historically
- Gable roof with wood louvres in both gables
- Envelope of surviving double-walled wood frame construction with cedar cove siding
- The surviving heavy, insulated cedar-faced door which faces Windermere Road

#### Stone Storage Building

- The placement and orientation of the single storey building on the property to the north of the former Post Office and General Store with intervening space to prevent potential spread of fire when the building was used to store kerosene and other flammables for the store
- Gable roof clad in wood shingles
- Single wood-framed window
- Existing envelope of Muskoka stone
- The setting of the storage building which comprises a view of the building from Windermere Road

**Any person may, within thirty (30) days of the first publication of this notice in a local newspaper deliver to the Clerk of the Township of Muskoka Lakes, notice of his or her objection to the proposed designation together with a statement of the reasons for the objection and all relevant facts. If such a Notice of Objection is received, the Council of the Corporation of the Township of Muskoka Lakes shall refer the matter to the Conservation Review Board for a hearing.**

Additional information relating to the proposed designation is available between 8:15 a.m. and 4:00 p.m. at the office of the Township of Muskoka Lakes, Port Carling, Ontario. Contact information: 705-765-3156, [planning@muskokalakelakes.ca](mailto:planning@muskokalakelakes.ca)

Dated this 31<sup>st</sup> day of January 2019.  
Cheryl Mortimer,  
Clerk