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IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O 1990, CHAPTER 0.18
AND IN THE MATTER OF THE PROPERTY KNOWN AS

2509 WINDERMERE ROAD

IN THE TOWNSHIP OF MUSKOKA LAKES

NOTICE OF PASSING OF DESIGNATION BY-LAW

TO: Ontario Heritage Trust
The Ontario Heritage Centre
10 Adelaide St. East
Toronto, ON, M5C 1J3

TAKE NOTICE THAT the Council of the Corporation of the Township of Muskoka Lakes has passed By-law No. 2019-27 to designate the property known as 2509 Windermere Road as being of cultural heritage value or interest under Part IV, Section 29 of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18.

Dated at Port Carling, Ontario this day of March 15, 2019.

A handwritten signature in black ink, appearing to read "Cheryl Mortimer".

Cheryl Mortimer
Clerk

Township of Muskoka Lakes
1 Bailey Street
Port Carling, ON
P0B 1J0

ONTARIO HERITAGE TRUST

MAR 29 2019

RECEIVED

THE CORPORATION OF THE TOWNSHIP OF MUSKOKA LAKES
ONTARIO HERITAGE TRUST

BY-LAW 2019-27

MAR 29 2019

Being a By-law to designate the Property known municipally as 2509 Windermere Road, the former Windermere Post Office and General Store, as being of cultural heritage value or interest

RECEIVED

WHEREAS Section 29 of the Ontario Heritage Act, R.S.O. 1990, c.0.18 authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest;


AND WHEREAS the Council of the Corporation of the Township of Muskoka Lakes has caused to be served on the owners of the lands and premises known as 2509 Windermere Road, the former Windermere Post Office and General Store and upon the Ontario Heritage Trust, notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in a newspaper having general circulation in the Municipality;


AND WHEREAS no notice of objection to the proposed designation has been served on the Clerk of the Municipality;

NOW THEREFORE the Council of the Corporation of the Township of Muskoka Lakes enacts as follows:

1. The real property known as 2509 Windermere Road, the former Windermere Post Office and General Store, more particularly described in Schedule "A" is hereby designated as being of cultural heritage value or interest for the reasons and heritage attributes set out in Schedule "B" to this by-law.
2. The Clerk is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" hereto in the proper Land Registry Office.
3. The Clerk is hereby authorized to cause a copy of this by-law to be served on the owner of the aforesaid property and on the Ontario Heritage Trust and to cause notice of the passing of this by-law to be published in the same newspaper having general circulation in the Municipality.
4. Schedules "A" and "B" attached hereto are hereby made part of this by-law.

Read a first, second and third time and finally passed this 15th day of March, 2019.


Mayor, Phil Harding


Cheryl Mortimer, Clerk

Schedule "A" to By-law 2019-27

For the Township of Muskoka Lakes

Former Windermere Post Office and General Store

PIN: 48139-0225

**Concession 8, Part Lot 30 (Windermere), being Part 1 on Plan 35R-15956; Muskoka Lakes; The District
Municipality of Muskoka**

Schedule "B" to By-law 2019-27

For the Township of Muskoka Lakes

Former Windermere Post Office and General Store

Reasons for designation pursuant to Ontario Heritage Act, R.S.O. 1990, c.0.18

The property is recommended for designation for its historical, associative, contextual, and design values. Developed in the late 19th 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 Paultette 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