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Township of Muskoka Lakes Heritage Committee

PO Box 129, Port Carling, Ontario, P0B 1J0
Phone: 705 765-3156 Fax: 705 765-6755

August 5th, 2003

RECEIVED
AUG - 8 2003
CONSERVATION REVIEW
BOARD



[Redacted Name]:

I am writing to tell you that the Lake Joseph Community Church has been designated for heritage protection. Council has passed By-law #2003-94 on June 16, 2003 under section 29 of the Ontario Heritage Act to designate this property as being of architectural/historical value or interest.

As you know, the Council of the Township of Muskoka Lakes has initiated a programme of heritage conservation in our community. It intends to take measures under the authority of The Ontario Heritage Act, RSO 1990 to protect properties of architectural and/or historical value or interest.

Council has adopted the by-law designating your property on the recommendation of the Township of Muskoka Lakes Heritage Committee, of which I am the Chairperson. This Committee was established to advise and assist Council on all matters relating to its heritage conservation programme under The Ontario Heritage Act, RSO 1990. With your assistance, we have researched your property and have designated it on the basis of its architectural/historical importance. In brief, this is what our studies have revealed:

Reasons for Designation pursuant to the Ontario Heritage Act, R.S.O. 1990, c.0.18:

The Lake Joseph Community Church, 1769 Peninsula Road in the Township of Muskoka Lakes.

In September of 1902, permanent and summer residents purchased property for a Presbyterian church on Lake Joseph. The site, part of lot 17, Concession 8 in Medora Township, fronted on the lake at the mouth of Cumberland Bay. The Mackenzie brothers near Foot's Bay were contracted to design and build the church and it was completed for the gala opening on August 9th, 1903. Members of the congregation were both permanent residents and cottagers, some with winter residences in Pittsburgh, Poughkeepsie, New York, Hamilton, Toronto, and Montreal. It has been used every summer for services with the exception of 1933 and 1934.

The overall style is straightforward and unornamented Ontario vernacular. The steeply pitched roof is complemented by a simple belfry clad in cedar shakes. The original, leaded windows line each side of the double aisle church. Each is multi-paned with a pointed arch. The original shape and white colour of the building have been retained.

1/8/03
RC

One of the most notable architectural features of the building is the interior with its original high vaulted ceiling and basswood paneling in a simple medallion pattern. The only major change to the interior was the addition of iron tie-rods strung between the side walls in 1971 to keep the walls from separating.

The Lake Joseph Community Church continues to provide interdenominational Sunday services throughout the summer and to develop a strong sense of lakeside community.

From the above statements of our reasons for designation, the specific parts of the property we believe should be protected are:

- white clad exterior facing Lake Joseph with triple pointed leaded glass window and shake cladding on upper portions
- bell tower with door and overhead pointed, leaded glass window and shake cladding
- multi-paned pointed windows on either side of the church
- basswood interior siding on walls and ceiling

Meaning of Designation:

Designation of a property allows Council to control alterations to land and buildings and, to a certain extent, demolition or removal of buildings. If the owner wants to make alterations which are likely to affect the reasons for designation, he or she must apply to Council for permission to do so. Council may grant permission, refuse it or grant it upon certain terms and conditions. Similarly, the owner must seek the Council's permission to demolish or remove a building on the designated property. Again Council may approve or refuse the application. However, unlike the case of alteration, refusal of an application to demolish or remove is effective for only 180 days from the date of the decision upon the application. If, after this period, the owner still wishes to demolish or remove the building he or she is free to do so.

If Council refuses an owner's application to alter or demolish, or if it grants an application to alter on terms and conditions, the owner may apply to Council for a hearing. The Council must, upon receipt of such an application, refer the matter to the Conservation Review Board, a body established by the Ontario Heritage Act, RSO 1990, to conduct hearings on matters relating to The Act. The Board will report its findings and recommendations to Council and all other parties. The Council is not bound by the Board's recommendations, however, and after consideration of the report it is free to confirm or vary its initial decision as it wishes.

Designation does not impose any obligation on an owner to repair or maintain the property. The restrictions involved are of a negative character. There is no positive obligation to incur expenses in upkeep or restoration.

Again, I would like to take this opportunity to thank you very much for your interest and willingness to enter into this partnership with the Township. I look forward to our continued dialogue about heritage issues both concerning your property and around the community.

Sincerely,



Janet Amos,
Chair

Township of Muskoka Lakes Heritage Committee

cc. Ontario Heritage Foundation
Encl. (COPY OF THE DESIGNATING BYLAW)

THE CORPORATION OF THE OF TOWNSHIP OF MUSKOKA LAKES

BY-LAW NUMBER 2003 - 94

Being a By-law to designate the property known municipally as
The Lake Joseph Community Church, Minett, being of
architectural and historical value or interest:

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 architectural or historic 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 The Lake Joseph Community Church and upon the Ontario Heritage Foundation, notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in the same newspaper having general circulation in the municipality; and

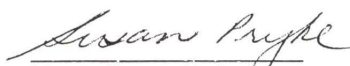
WHEREAS no notice of objection to the proposed designation has been served on the clerk of the municipality;

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

1. The real property known as The Lake Joseph Community Church in Minett, more particularly described in Schedule "A" is hereby designated as being of architectural and historical value or interest for the reasons set out in Schedule "B" to this bylaw.
2. The municipal solicitor 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 Foundation 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" are made part of this bylaw.

Read a first and second time, this 16th day of June, 2003.

Read a third time and finally passed this 16th day of June, 2003.



Mayor Susan Pryke



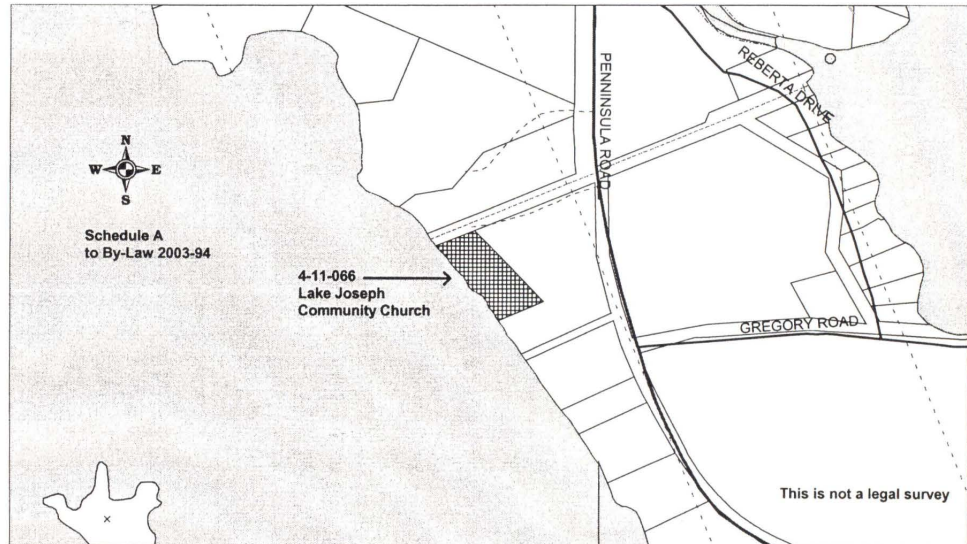
J. W. McDivitt, Clerk Administrator

Schedule A
Attached to and forming part of By-Law 2003-94

For the Township of Muskoka Lakes

The Lake Joseph Community Church, Minett

1769 Peninsula Road, Roll Number 4-11-066



Schedule B
Attached to and forming part of By-Law 2003-94

For the Township of Muskoka Lakes

The Lake Joseph Community Church, Minett

Reasons for Designation pursuant to the Ontario Heritage Act, R.S.O. 1990, c.O.18:

In September of 1902, permanent and summer residents purchased property for a church on Lake Joseph. The waterfront site, part of lot 17, Concession 8 in Medora Township, is at the mouth of Cumberland Bay. The Mackenzie brothers of Staney Brae designed and built the church in time for the gala opening on August 9th, 1903. Members of the congregation were both permanent residents and cottagers, from Pittsburgh, Poughkeepsie, New York, Hamilton, Toronto, and Montreal. It has been used every summer for services with the exception of 1933 and 1934.

The overall style of the church is straightforward and unornamented Ontario vernacular. The steeply pitched roof is complemented by a simple bell tower clad in scalloped cedar shakes. The original, leaded, pointed arch windows line each side of the double aisle church. The original shape and white colour of the building have been retained. One of the most notable architectural features of the building is the interior with its original high ceiling and basswood paneling in a simple medallion pattern.

The Lake Joseph Community Church continues to enhance a strong sense of the multi-generational lakeside community by providing interdenominational Sunday services each summer. The church continues to be a landmark on Lake Joseph.

The specific parts of the property we believe should be protected are:

- white clad exterior facing Lake Joseph including the triple pointed leaded glass window and shake cladding on upper portions
- bell tower with door and overhead pointed, leaded glass windows and shake cladding
- multi-paned pointed windows on either side of the church
- basswood interior panelling on walls and ceiling

