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COMPRISING - THE FORMER TOWNSHIPS OF FRANKLIN, MCLEAN, RIDOUT, SINCLAIR AND FINLAYSON.

# Township of Lake of Bays

RR#1, 1012 DWIGHT BEACH RD., DWIGHT  
MUSKOKA, ONTARIO P0A 1H0

PHONE: (705) 635-2272  
FAX: (705) 635-2132

April 21<sup>st</sup>, 2017

ONTARIO HERITAGE  
APR 26 2017  
MUSKOKA, ONT.

*Via Regular Mail*

Ontario Heritage Trust  
Executive Director's Office  
10 Adelaide Street East  
Toronto, ON M5C 1J3

Dear Sir or Madame:

**RE: Intention to Designate (Hemmingsen Property)  
Property Roll No.: 4427-010-008-04900  
Civic Address: 1154 Dwight Beach Road**

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Pursuant to the Ontario Heritage Act, R.S.O., as amended, please be advised that the Council of the Corporation of the Township of Lake of Bays passed the following resolution at the last regular meeting on April 18<sup>th</sup>, 2017:

**"Resolution #5(g)(ii)/04/18/17**

**WHEREAS Council of the Corporation of the Township of Lake of Bays hereby receives the staff report "Intention to Designate – Lemmon House (Hemmingsen Property), Property Roll No. 4427-010-008-04900-0000, Civic Address: 1154 Dwight Beach Road", dated April 18, 2017.**

**BE IT RESOLVED THAT the Council of the Corporation of the Township of Lake of Bays hereby authorizes the Heritage Advisory Committee to publish a Notice of Intention to Designate the Lemmon House (Hemmingsen Property), located on Lot 11, Concession 10, in the geographic Township of Franklin, now in the Township of Lake of Bays, known municipally as 1154 Dwight Beach Road and being Property Roll No. 4427-010-008-04900-0000.**

**Carried"**

A copy of the formal Notice of Intention to Designate is attached for your records.

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As well, please be advised that a short-form copy of the Notice will be published in the April 27<sup>th</sup>, 2017 edition of the muskokaregion.com newspaper and a formal copy of the Notice will be posted at the following sites:

- Township website at: <http://www.lakeofbays.on.ca/content/public-notice-2017>
- Dwight Library; and
- Dwight Coffee Shop.

Council intends to pass the Heritage Designation By-law, after 30 days from the publication of the notice, at the June 20<sup>th</sup>, 2017 Council meeting.

I trust this submission is satisfactory.

Should you have any questions or concerns, please do not hesitate to contact me by email at [ecole@lakeofbays.on.ca](mailto:ecole@lakeofbays.on.ca) or by telephone at (705) 635-2272 ext. 224.

Yours truly,



Erica Cole  
Clerk's Assistant

Enclosure(s)

IN THE MATTER OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, CHAPTER 0.18, AS AMENDED, AND IN THE MATTER OF THE LANDS AND PREMISES AT THE FOLLOWING MUNICIPAL ADDRESS IN THE PROVINCE OF ONTARIO

### **NOTICE OF INTENTION TO DESIGNATE**

**TAKE NOTICE** that the Council of the Corporation of the Township of Lake of Bays intends to designate the following municipal address as being of cultural heritage value or interest under Part IV of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18, as amended.

#### **1154 DWIGHT BEACH ROAD**

#### **Description of Property**

The Lemmon House property is located at the intersection of Dwight Beach Road and Dwight Bay Road in the village of Dwight, on 0.23 acres consisting of a two storey dwelling, with an attached garage and covered porch.

#### **Statement of Cultural Heritage Value or Interest**

The property's cultural heritage value is represented by its association with Mr. William Hood, one of the founding families of Dwight, who hired Mr. Frank Keown to build the two storey dwelling between 1913 and 1915. The structure was originally designed to be a store with living quarters. However, with the outbreak of World War I, the store fixtures were sold and it became a residential home. For a brief time in 1915, Mr. Hood acted as postmaster and operated the post office out of his home, while a new post office was being re-built after it was destroyed by fire.

The property has design value as it is representative of the saltbox style, featuring a two storey structure, with 2-over-2 sash pane wood-framed windows and a vernacular gable roof. The building materials and birch hardwood floors were locally sourced from Quinn's Mill.

Contextual value soundly resides with the dwelling being centrally located in the heart of Dwight, along the old Huntsville and Bobcaygeon Road. From the front porch, you can see Dwight Beach, where the SS Mohawk Belle and SS Joe delivered supplies and passengers daily in the early 20<sup>th</sup> century. Until the more recent growth of Dwight, this property has been located in the hub of the community, surrounded by the necessities of a rural village, including a public school, church, and post office. The Lemmon House property is a fixture in the community, demonstrating the unique lifestyle of early communities that developed around the lakes in Muskoka.

#### **Description of Heritage Attributes**

- Exterior Features:
  - ✓ White Wood siding;
  - ✓ Vernacular Gable style roof;
  - ✓ A total of 13 wood framed single pane, 2-over-2 sash windows clad 3 exterior walls, specifically:
    - 6 positioned on the front of the house;
    - 4 positioned on the east side of the house;
    - 3 positioned on the west side of the house.

- Interior Features:
  - ✓ Original birch hardwood floors;
  - ✓ Tongue and groove ceilings;
  - ✓ Steep, narrow wooden staircase to second storey;
  - ✓ Decorative Heating Grate Register in second floor (x 3);
  - ✓ Second storey Gambrel ceilings;
  - ✓ Hatch door used to access the basement.

Objections to the proposed designation must be received by the Clerk of the Township of Lake of Bays by Registered Mail or hand-delivered together with a statement of the reasons for the objection and all relevant facts, no later than **4:00 p.m.** on the **29<sup>th</sup>** day of **May, 2017**. Objections will be referred to the Conservation Review Board for a hearing and report.

Carrie Sykes, Clerk  
1012 Dwight Beach Road,  
Dwight, ON P0A 1H0

For further information, please contact:  
Erica Cole, (705) 635-2272 ext., 224  
Or at [ecole@lakeofbays.on.ca](mailto:ecole@lakeofbays.on.ca)