



**To:** Mayor Peake & Members of Council

**From:** Carrie Sykes, Administrative Assistant  
Township of Lake of Bays Heritage Advisory Committee

**Date:** January 13<sup>th</sup>, 2009

**Subject:** **Intention to Designate  
Mansell Property – “Sunset Cabin, Kid Brother and Twin Brother Cabins and  
Two-seater Log Privy”  
Property Roll No.: 4427-020-006-02101-0000  
Civic Address: 1211 Mansell Road 2, Rebecca Lake**

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**RECOMMENDATION:**

Be it resolved that the Council of the Corporation of the Township of the Lake of Bays hereby authorizes the Municipal Heritage Advisory Committee to publish a Notice of Intention to Designate the following buildings located on Part Lot 5, Concession 6 in the Township of Sinclair, now in the Township of Lake of Bays, known municipally as 1211 Mansell Road 2, Rebecca Lake and being Property Roll No. 4427-020-006-02101-0000:

- Sunset cabin
- Kid Brother cabin
- Twin Brother cabin
- Two-seater log privy

**ORIGIN:**

The property owner of the above noted property, Mrs. Wendy Mansell Kimmel attended the Municipal Heritage Advisory Committee meeting of May 27<sup>th</sup>, 2008 to express their interest in designation and requested that the committee consider their property for designation under the Ontario Heritage Act. Mrs. Mansell Kimmel provided the Committee with a written history documenting the natural, cultural and built heritage value of the property.

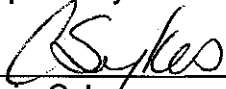
The following are the next steps to designate a property under the Ontario Heritage Act:

1. ***Serving Notice of Intention to Designate*** – if Council passes a motion to proceed with designating the property it must notify the owner as well as the Ontario Heritage Trust and publish a notice in a local newspaper. (Draft Notice of Intention to Designate is attached)
2. ***Passing and Registering the heritage designation bylaw*** – once council decides to proceed with designation, it must pass a designation bylaw which is registered on the title of the property. Notice that the bylaw has passed is given to the property owner and to the Ontario Heritage Trust and is published in the local newspaper.

**ANALYSIS:**

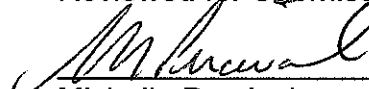
The Municipal Heritage Advisory Committee has determined through research, property evaluation and a site visit, that the subject property meets one or more of the criteria for determining whether it is of cultural heritage value or interest in accordance with Ontario Regulation 9/06 made under the Ontario Heritage Act.

Respectfully submitted,

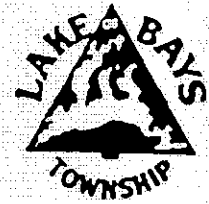


Carrie Sykes,  
Administrative Assistant  
Heritage Advisory Committee

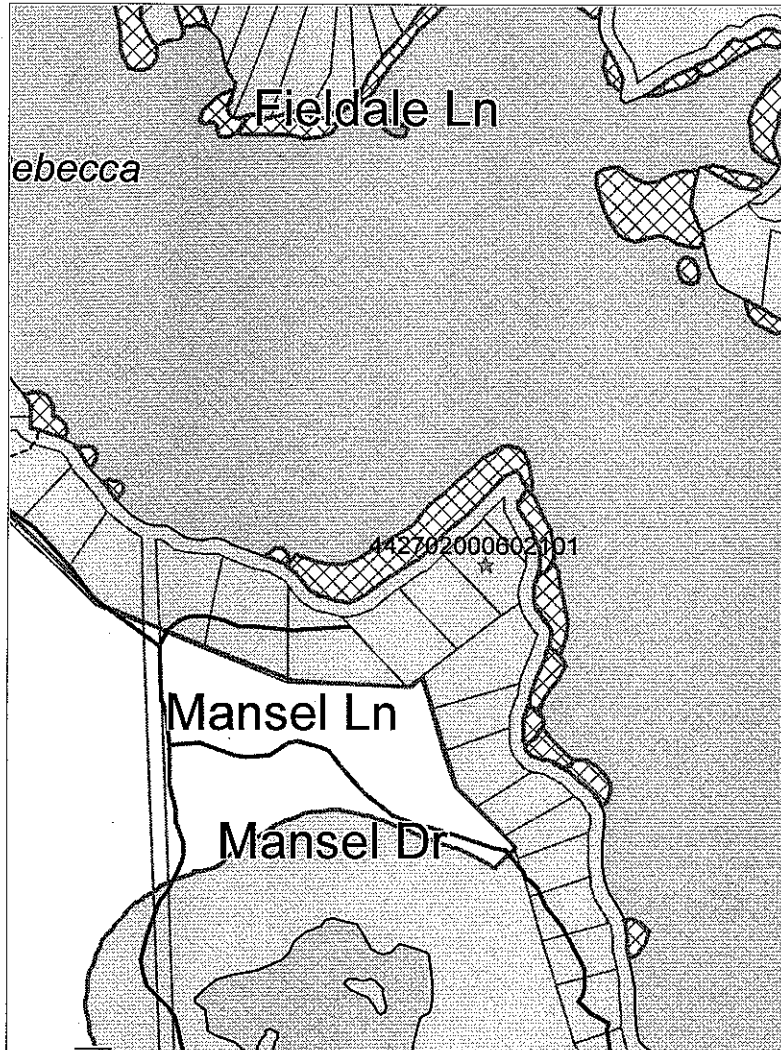
Reviewed for Submission



Michelle Percival,  
Municipal Clerk



**PART LOT 5, CONCESSION 6, SINCLAIR  
LOCATION MAP**



**Property Roll No.: 020-006-02101-0000**

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.

**1211 MANSELL ROAD 2**

**Description of Property**

This Mansell property is part of an early 20<sup>th</sup> century family development located on the pristine shores of Rebecca Lake that is representative of the rustic Muskoka heritage and of a valued family legacy. The 1.96 acre property comprises of the following hand-crafted log cabins:

- "Sunset Cabin" a traditional one and one half storey log cabin,
- "Kid Brother" a basic one-storey utilitarian log cabin,
- "Twin Brother" a basic one storey wood structure,
- "Two-seater log privy"

**Statement of Cultural Heritage Value or Interest**

The property purchased in 1912 was used as a fishing and hunt camp with lodging provided by a three-room canvas tent which was typical of that era and representative of the historic development of Muskoka and Lake of Bays in particular as a tourist resource and retreat.

The existing, almost century old hand-crafted log cabins were built by materials harvested and sourced from the property in 1915 by local craftsmen exhibiting the vernacular architecture that was indigenous to this specific area and time period.

The Mansell family property is characteristic of the development in the Muskoka area and represents the foundation of the economy, culture and land use patterns which exist today.

**Description of Heritage Attributes**

Key attributes that express the value of the Mansell property dwellings as an example of the early 20<sup>th</sup> century vernacular style that reflects alterations and adaptive reuse include:

- Hand-crafted log cabins were constructed in a interlocking saddle notch method of hand-hewn spruce trees harvested from the property and weather sealed with mortar chinking in the form of tuck-pointing between the logs;
- Original icehouse structure that was transported by skidding it across the frozen lake by a team of horses;
- Associative cultural heritage value is exhibited as the tuck pointing was done by Richard Mansell who is also attributed with doing the tuck pointing on Toronto's famed Casa Loma.
- Contextual value is demonstrated with the orientation and design of the "Sunset Cabin" such that during the summer solstice, the sunset is perfectly aligned between the front entrance and the rear entrance of the cabin, hence the name.
- Considered a landmark as the Mansell family complex was one of the first permanent cottages on Rebecca Lake.

- Interior Features:
  - ✓ Hand-made fieldstone fireplace and chimney stack featuring tuck-pointed mortar chinking and hand-crafted wood mantle which has hand carved into it, "Chop your own wood, it will warm you twice;"
  - ✓ Original windows, window sills, doors, trim of windows and doors;
  - ✓ Original Aladdin and Angle fuel lamps;
  - ✓ Original hardwood floors;
  - ✓ Hand tools used in the construction of the log cabins remain fixtures on the interior walls.
- Exterior Features:
  - ✓ Veranda style front porch facing the lakeshore and a single triangular roofed stoop built off of the kitchen of the main log cabin;
  - ✓ Poured concrete foundations from materials sourced from the property and nearby lands;
  - ✓ Pitched roofs with ridge and gable ends.

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, not later than **4:00 p.m.** on the **19<sup>th</sup>** day of **February 2009**. Objections will be referred to the Conservation Review Board for a hearing and report.

Michelle Percival, Clerk,  
1012 Dwight Beach Road,  
Dwight, Ontario P0A 1H0

For further information please contact:  
Carrie Sykes, (705) 635-2272, ext 236  
Or at [clerkasst@lakeofbays.on.ca](mailto:clerkasst@lakeofbays.on.ca)