Cultural Heritage Landscape Assessment & Recommendations
Minaki Lodge Development Site
Township of Minaki, Ontario

prepared for:
Mr. David Hewlett
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July 2014
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July 15, 2014

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Re: Cultural Heritage Landscape Assessment of Minaki Lodge

Dear David:

The following cultural heritage landscape assessment of the Minaki Lodge property was developed with the intent to provide an appropriate and defensible classification of the site and to offer recommendations for development alternatives that would conserve as much of the significant cultural landscape as possible.

The Minaki Lodge site is a cultural landscape comprised of two distinctive and coexisting components: the Lodge area and the Golf Course. The Lodge area has evolved over time and has lost much of the character that contributed to its significance. The Golf Course, on the other hand, has remained intact with a majority of its features and heritage attributes still evident in the landscape. The Golf Course’s associative, design and contextual values combined with its integrity make it a cultural heritage landscape worthy of protection and rehabilitation as this site evolves.

Included in this report are the site’s history; our methodology; relevant heritage conservation principles; analysis of character units, heritage attributes and features; evaluation of heritage value or interest; heritage conservation treatment options; and recommendations related to future development and management of the site.

We trust that this information will be helpful for the Minaki Cottagers Association.

Sincerely,

Kirsten L. Brown, MLA, EIGCA, CPGA

Cecelia Paine, BLA, MLA, FCSLA, FASLA, OALA
1.0 | INTRODUCTION

The following is a Cultural Heritage Landscape Assessment of the Minaki Lodge site. This study has been undertaken on behalf of the Minaki Cottagers Association in response to a “Heritage Conservation Plan” developed for Minaki-on-the-River Inc. by Northern Lights Heritage Services Inc. (NLHS, 2012) as part of a development application to the Ministry of Municipal Affairs and Housing in August 2012.

The NLHS (2012) Heritage Conservation Plan was prompted by a recommendation from the Ministry of Tourism, Cultural and Sport to outline “the property’s cultural heritage value or interest” (p. 5) and was to “focus on heritage attributes that require description, analysis and recommendations” (p. 5). Although the Plan provided a thorough examination and analysis of extant structures on the property, it was quick to dismiss the heritage value of the golf course landscape that surrounds them, based on conjecture rather than heritage research and analysis using accepted landscape assessment methods.

This document provides a complete cultural heritage assessment of the landscape at Minaki Lodge that defines an appropriate and defensible classification of the site and offers recommendations for development alternatives to conserve as much of the cultural landscape as possible.
OUR TEAM

Kirsten Brown | Golf Course Architect
Kirsten is a golf course architect specializing in conservation of historical golf courses throughout Canada. She studied Golf Course Architecture overseas through the European Institute of Golf Course Architects, before returning to pursue a masters degree in Landscape Architecture at the University of Guelph. Throughout her degree, Kirsten worked closely with Professor Cecelia Paine on two major research projects. The first was an evidence-based provenance study of Stanley Thompson’s portfolio that sought to identify a comprehensive and definitive list of his golf courses in Canada and then outline the nature and extent of his contributions on each project. The second project synthesized conventional cultural heritage landscape assessment theory with Thompson’s design principles to create guidelines that would enable the inventory of character-defining features on Thompson’s golf courses in order to evaluate their heritage value and significance. After graduating, Kirsten spent three years as a Director of the Stanley Thompson Society.

Kirsten has worked on numerous golf course development projects including renovation work at two Stanley Thompson golf courses, Oakdale G&CC and Oshawa G&CC.

Cecelia Paine | Heritage Landscape Architect
Cecelia is a professor of landscape architecture and Associate Dean of Graduate Studies at the University of Guelph. She has practised in the heritage conservation field for 35 years. In her academic role, Cecelia devotes a portion of her time to conducting research in areas of Canadian design history and practice, heritage landscape conservation theory and practice, visual preference assessment and community design. She is the recipient of numerous awards for design, planning, research and communication of heritage and contemporary landscapes and has been published in scholarly journals nationally and internationally.

Prior to joining the University of Guelph, Cecelia was principal of Cecelia Paine & Associates in Ottawa where some of her projects included work for the National Capital Commission (NCC) on the Ottawa Greenbelt; the national historic site master plan for Mackenzie King Estate in Gatineau Park, Quebec; the redesign of the Sparks Street Mall, Ottawa; restoring the grounds of the Queen’s Park Legislative Assembly Building, Toronto; landscape development planning for the Ukrainian Cultural Heritage Village, Alberta; and heritage landscape assessment of the Lakeshore Psychiatric Hospital, Etobicoke.

A licensed landscape architect in Canada and the United States, Cecelia has served as president of both the Canadian Society of Landscape Architects and the Ontario Association of Landscape Architects and is currently president of the Landscape Architecture Canada Foundation. She is a Fellow of both the Canadian Society of Landscape Architects and the American Society of Landscape Architects.

METHODOLOGY

A site review was conducted by Kirsten Brown in the beginning of June 2014. Historical research was then undertaken in the two weeks that followed including a review of the University of Guelph Archives, Stanley Thompson Society Fond (June 6); Library and Archives Canada (June 10); Golf Canada Archive (June 16); Archives of Ontario (June 19). A complete catalogue and narrative of the existing conditions of the course are included in Appendix A. A chronology of the site and associations to Minaki’s community context can be found in Appendix B.

A review of history, analysis of design intent, assessment of heritage significance and development of recommendations was completed by Kirsten Brown & Cecelia Paine in late June and early July 2014.
The former Minaki Lodge and golf course site is situated on a 17.73 hectare property located approximately 25 km northwest of Kenora. Long before Minaki Lodge existed this area was named ‘Mee-Naw-Kee’ meaning “the Beautiful Country” by the Ojibwa for its stunning landscape. This landscape was mainly seen from the Winnipeg River as it became an early trade route and throughway for early voyagers, explorers and settlers (N.A., 1983).

Around the turn of the 20th century, the Grand Trunk Railway (GTR) established a railway line through Minaki. As travellers became familiar with the area, many were taken by its pristine natural landscape and began to settle, particular around 1909-1910. Minaki was never destined to become a major urban center, however with the establishment of a small hotel called the Minaki Inn (1914) by the GTR and a nearby Hudson’s Bay Co. trading post (1916), Minaki did evolve into a burgeoning community (N.A., 1983).

Grand Trunk Railway (GTR) grew exponentially through acquisitions across Canada and the US, but after years of rapid growth, they were forced into bankruptcy in 1919. The Canadian National Railway (CNR) soon took over their railways as well as their properties, including the Minaki Inn. Much like other railroad companies of the day, CNR saw value in promoting wilderness vacations to increase passenger travel and so they planned to develop the Minaki Inn into a first-class wilderness destination (Library and Archives Canada, n.d.). “Golf was regarded as indispensable” (Hills, 1924, p. 645) for the success of this new luxury property. As such, CNR spared no expense on the project, engaging the most notable Canadian golf course architect of the era, Stanley Thompson, to develop a 9-hole course at a reported construction cost of $94,631.41, a stunning amount (equivalent of $1,274,783.55 today) for a 9-hole golf course. Thompson was also working for CNR concurrently on their crown jewel, Jasper Park Lodge golf course (Hills, 1924, p. 645) and by all accounts both courses were anticipated to rival the prestigious Gleneagles GC in Scotland (Reville, March 1925, p. 840).

CNR owned the property for decades until 1955 when they sold it to a Winnipeg Real Estate Firm called Aronovitch & Leipsic. Over the 20 years that followed the Minaki Lodge property changed hands twice more until it was taken over by the Ontario Government (1974) who closed the Lodge for eight year to complete renovations on the building (Winnipeg Free Press [WFP], 2003).

In 1981, Hough Stansbury & Michalski Ltd. were engaged to complete landscape renovations at Minaki Lodge which included: Relocation of the Staff Quarters (Phase 1), Minaki Lodge Improvements (Phase 2), Accommodation Expansion (Phase 3), Roadway Improvements & Site Servicing (Phase 4), Landscape Development (Phase 5). In addition to landscape renovations it appears that a coordinated renovation master plan was developed by C. E. Robinson Associates Ltd. (Golf Canada Archive)

The Ontario Government negotiated a deal with Radisson Hotels to operate the hotel and golf course from 1983-86, when the property was again sold, this time to the Four Seasons hotel chain. They operated the facility for 8 years before selling it at a loss in 1994. The property changed hands twice more before being acquired by a land development company from Calgary in 2002. It was reported that land developer, Phil Archer, advertised condominiums for sale on the property and invested $5 million in renovations. The lodge was reopened in May 2003 and operated through the summer before the lodge closed in September and was destroyed by fire in October of the same year. The golf course has been closed since and is maintained infrequently (WFP, 2003).
The Ontario Planning Act and Ontario Heritage Act are the two policy documents that govern the conservation of cultural heritage landscapes in Ontario.

**ONTARIO PLANNING ACT**

Provincial Policy Statement, Policy 2.6.1 states:

“Significant built heritage resources and significant cultural heritage landscapes shall be conserved.” (Ministry of Culture [MoC], 2006, p. 10)

**ONTARIO HERITAGE ACT**

Cultural Heritage Landscapes as defined in the Ontario Heritage Act are:

“Geographical areas that involve a grouping of features such as buildings, spaces, archaeological sites and natural elements, which collectively form a significant type of cultural heritage resource. Examples might include villages, parks, gardens, battlefields, main streets and other streets of special interest, golf courses, farmscapes, neighbourhoods, cemeteries, historic roads and trailways and industrial complexes.” (MoC, 2006, p. 7)

They are further characterized as an “area of heritage significance which has been modified by human activities and is valued by a community.” (MoC, 2006, p. 10)

**RELEVANCE TO THE MINAKI LODGE PROPERTY**

The Minaki Lodge site clearly fits the definition of a cultural heritage landscape as prescribed by the Ontario heritage act. The question of conservation therefore rests in establishing its significance.

Under the Ontario Heritage Act municipalities are required to maintain a current register of properties of “cultural heritage value or interest” within their jurisdiction. A register typically includes properties that are designated under Part IV of the Ontario Heritage Act as well as those that are not designated, but that “municipal Council believes to be of cultural heritage value or interest.” (MoC, 2006, p. 8)

Given that the Minaki Lodge property is located within an unincorporated territory, the site has never been placed on a municipal register nor likely has it been considered at the provincial level. This in no way diminishes its significance or its need for conservation. The Ministry, Tourism and Sport recognized this when they recommended that the cultural heritage value of the property be established. (Northern Lights Heritage Services Inc. [NLHS], 2012)
5.0 | ANALYSIS OF CHARACTER UNITS & FEATURES

The Minaki Lodge property exists on a peninsula at the intersection between the Winnipeg River and Sand Lake. The property features rolling terrain with an elevation change of approximately 14 m from shoreline to highest point and is comprised of two definable units of land, the Lodge Area and the Golf Course. Collectively these units / subunits along with their heritage attributes and features create a unique cultural heritage landscape.

![Figure 1 | Minaki Lodge property Character Units](image)

This section will describe each unit, subunit, heritage attribute and/or feature with reference to date completed, intended use, original form or character and integrity. Primary references used in this analysis include:

1. Historical photographs;
3. Field study photographs and narrative (Appendix A);
4. Minaki Lodge property chronology (Appendix B);
5. Secondary sources:
   - Canadian Golfer Magazine 1924-1925, Golf Canada Archive;
   - Hough, Stansbury & Michalski Ltd. Fond, Ontario Archive;
   - C.E. “Robbie” Robinson Associates Ltd. - Renovation Master Plan, Golf Canada Archive;
   - Minaki-on-the-River Heritage Conservation Plan by Northern Lights Heritage Services Inc.
5.1 CHARACTER UNIT A | The Lodge Area (1923-1927)

Description:
This part of the site was the hub of activity and accommodations at the historic Minaki Lodge, featuring the main lodge, guest cabins, staff quarters, and recreational amenities such as tennis courts and a boathouse.

Intended Use:
The lodge and associated cabins were built as luxury accommodations for vacationers looking for a wilderness getaway. Recreational amenities such as boating and tennis were located within close proximity of the lodge for patrons to enjoy. Staff quarters were also provided for many who lived on site.

Original Form / Character:
The main lodge was designed to become focal point of the property, located prominently on the point of the peninsula to capitalize on spectacular views to Sand Lake and the Winnipeg River. The scale and distinctive construction of the lodge surrounded by the pastoral setting of the golf course would also become a landmark for boaters travelling on those waterways.

Freedom cabins flanked the lodge on the west side of the peninsula while a boathouse and dock were located in close proximity to the east. Staff quarters were hidden among the trees near the center of the property, screened from views and separated from the main guest activity. Tennis courts also positioned toward the center of the property leaving room for the golf course to start from and finish within close proximity of the lodge.

Integrity:
After the historic lodge was destroyed by fire in 2003, only 8 guest cabins, a shed structure, a powerhouse, and a fire hall remain from the original provenance, some of which were relocated in 1974-1982 to facilitate the development of a new 120-room hotel addition. Extant structures have been evaluated extensively in the Minaki-on-the-River Heritage Conservation Plan (2012) by Northern Lights Heritage Services Inc. (NLHS)

Tennis courts remain in their original location however they have been reoriented to accommodate an additional court. The boathouse existed in its original location at least until 1965, but there is no evidence of a boathouse or dock east of the lodge in aerial photography from 1995. New docks were subsequently constructed and are existing today.

Until the 1960’s the only land access to Minaki Lodge was by railway. Examination of the 1951 aerial image for the site shows faint yet defined informal trails traversing the property from railway to lodge. By 1965 informal trails turned to informal roads and then as part of the landscape renovation works completed by Hough, Stansbury & Michalski Ltd. in 1981-1983, the road network was formalized.

5.2 CHARACTER UNIT B | Minaki Lodge Golf Course (1924)

The Minaki Lodge Golf Course is a unique type of cultural heritage landscape that is valued not only for its historical association with legendary golf course architect Stanley Thompson, but also as a demonstration of his timeless artistry.

The Minaki-on-the-Lake Heritage Conservation Plan produced by NLHS (2012) questions Thompson’s involvement in the design of Minaki Lodge Golf Course and dismisses his contribution to the development of this important cultural heritage landscape in their 2012 report, stating:

“The Former Golf Course is considered to have been a Stanley Thompson design but golf course - landscape designer Les Furber suggests the Thompson may have had very
little to do with the design as it is not similar to other courses by the famous designer. The golf course was fragmented during the 1972-1982 redevelopment when a series of roads was created across the golf course. The course was abandoned in 2003 and has succumbed to invasive vegetation” (NLHS, 2012, p.12)

...“The 9-hole golf course design by renowned architect Stanley Thompson in 1923 also underwent several modifications over the years to accommodate roadways and the relocation of the log guest cabins. Consultation with golf course designer Les Furber suggested that little remained of the “artistic flare[sic]” of Stanley Thompson and the remains of the golf course were “not typical of a Stanley Thompson design”. The consultant noted that the road system dissected the golf course and the ‘turf species…were infested with…weeds’”. (Furber 2011 in NLHS, 2012, p. 14)

There are several pieces of evidence including Thompson company advertisements and articles in Canadian Golfer Magazine that confirm Thompson’s involvement as designer and overseeing construction at Minaki Lodge Golf Course. At that time Thompson was also working on what would be the crown jewel of the CNR courses at Jasper Park Lodge. One article makes this connection by divulging the construction costs for each course.

The fact that this course “is not similar to other courses by the famous designer” as was pointed out in the NLHS report, is what makes this course even more distinct. Designers of the era did not conform to standards that often paralyze modern architects. This course is an example of Thompson’s creativity and ingenuity as he was still able to route a unique, exciting golf course even given the numerous constraints of the site.

The road network that was formalized during landscape renovations by Hough, Stansbury & Michalski Ltd. (1981-1983) generally followed existing informal trails that had been evolving through the site from the beginning. Ultimately these roads were fairly sensitive to the golf course routing only bisecting three holes with very little impact on play of the game.

The renovation master plan by Robbie Robinson in the early 1980’s proposed significant changes to the lengths of some of the golf holes in addition to bunker renovations and redesign of at least three greens. The nature and extent of the proposed work actually completed could not be confirmed as primary evidence was not found through the archival investigation; however an examination of aerial photographs suggests that many of the changes were superficial in nature and are reversible. Areas that have received moderate to severe irreversible changes are limited to holes #2 (tee), #3 (green) and #9.

5.2.1 THOMPSON’S DESIGN PRINCIPLES
Thompson’s design principles as translated to the natural landscape are what characterize his golf courses. Thompson did not publish his design principles per se; however they have been distilled from his writing, design specifications, field notes, etc. (Brown, 2010) Design principles evident at Minaki Lodge Golf Course include:

GENERAL:
• “Nature must always be the architects model.” - Stanley Thompson (G1)

SITE SELECTION:
• “Sites that exhibit a variety of topography (generally suitable for golf), natural systems (shores, valleys, farms & woodlands, and water features streams, rivers, ponds) are preferred.” (S1)
• “Sites and surrounding views should be aesthetically pleasing/picturesque.” (S2)
ROUTING:
• “First and tenth holes should be located in close proximity to the clubhouse.” (R1)
• “Courses should start off on an easy par 4 or 5 to avoid congestion.” (R2)
• “Each shot in the game should be planned and every hole should be different from the one that preceded it.” (R3)

BUNKERS:
• “Horizon lines should be long, rolling and varied and should tie gracefully into surrounding terrain.” (B1)
• “Bunkers should be visible and edges should be made to look as natural as possible.” (B2)
• “Bunkering should be placed to create strategy and character of a hole, however a route should be left accessible for the lesser player.” (B3)
• “Bunkers farthest from the green should allow the easiest recovery; bunkers should become progressively more challenging the closer they are positioned to the green.” (B4)
• “Greenside bunkers can vary in depth and character, however one should never be able to putt from them.” (B5)

GREENS:
• “Contours of the green surface and surrounds should be long and must tie gracefully with surrounding contours and setting.” (GR1)
• “In general green surfaces should be visible (sloped back to front), however, some blind green-sites add to the charm of a hole.” (GR2)
• “Greens should exhibit variety and character in the surfaces contours.” (GR3)
• “Greens should be oriented to face the shot.” (GR4)

• “Long slopes are desirable to permit ease of mowing.” (GR5)
• “Ensure adequate afternoon sun on greens.” (GR6)

FAIRWAYS:
• “Smooth surface contours in areas of the fairway that make it equitable for the average player or that reward an optimal shot.” (F1)
• “Remove natural elements that impede strategy or present a hazard to golfers.” (F2)
• “Those who leave the straight and narrow path should be penalized.” (F3)

TEES:
• “Where necessary, tees should be raised to improve visibility.” (T1)

WATER FEATURES:
• “Water features should be left in their natural state unless slope stabilization is necessary.” (W1)
• “Water features should be visible.” (W2)

VEGETATION:
• “Clearing should be strategic in order to capture and frame views.” (V1)

5.2.2 ANALYSIS OF THE GOLF COURSE BASED ON THOMPSON’S DESIGN PRINCIPLES

In Section A, the Golf Course as a whole is described and assessed based on intended use, form/character, relevant Thompson design principles and integrity. Then, in Section B, the Golf Holes have been evaluated individually as subunits and heritage attributes or features of each are further analyzed for form/character, relevant Thompson design principles and integrity.
5.2.2.1 SECTION A - THE GOLF COURSE

Description:
Designed by legendary golf course architect Stanley Thompson, the golf course was considered to be an essential recreational asset for this luxury wilderness lodge. The property fronts on the Winnipeg River and Sand Lake to the northeast and northwest respectively and is bordered to the south by the CN railway line. The constraints of the property meant less flexibility and required more ingenuity from Thompson in order to create an inspired 9-hole short course that was anticipated to become one of “the finest in the west.” (Reville, June 1925, p. 203)

Intended Use:
This landscape was designed for the game of golf. In addition to recreation, this designed landscape provided a pristine pastoral setting for non-golfing patrons and travellers passing by rail or waterway to enjoy.

Original Form/Character
General Comments:
In the early 20th century one publication known as Canadian Golfer Magazine specialized in everything to do with golf in Canada, even reporting periodically on design and construction of new golf courses across the country. Much of what is known about the Minaki Lodge golf course can be credited to them.

“The design work on the golf course was completed under the directions of golf course architect, Stanley Thompson, and his staff (Hills, 1924, p. 645)...with the exception of the first and ninth, which have the lake to the left, and for part of the third, which has the railway to the left, the fairways are cut out of the woods, and save for the seventh, which parallels the third, all fairways are isolated although with occasional opening to give fine vistas. There is a great natural beauty all around and all harsh lines have been avoided.

The fairways are very pleasantly undulating and while the bunkering is not severe the green traps are large, even if a number are not deep. The surface of the greens should be a feature much appreciated by those who recognize the fine points of putting; natural contours have been carefully preserved.

Accuracy from the tee will be rewarded – there is nearly always a preferred position to be reached...There is a complete absence of clay in the subsoil and the turf will be pleasantly soft...Minaki should be a valuable addition to the golf courses available to Winnipeggers and due to the interesting character of the terrain, the beauty of its surroundings and the careful planning of the holes the golf course will no doubt be extremely well received by golfers in general.” (Hills, 1924, p. 646)

Evident Thompson Design Principles:
Each design principle listed in Section 5.2.1 is evident at Minaki Lodge golf course. Several relate to the golf course and others define heritage attributes and features of each golf hole. The following principles relate to the golf course generally:

GENERAL:
G1 | “Nature must always be the architects model.”

Analysis: There is no doubt that this site was selected for its natural beauty and that efforts were taken to preserve the natural character of the landscape. In other words, artificial features were created to appear as though they had always existed on this landscape.

SITE SELECTION:
S1 | “Sites that exhibit a variety of topography (generally suitable for golf), natural systems (shores, valleys, farms & woodlands, and water features streams, rivers, ponds) are preferred.”

Analysis: The site is rolling with an elevation change of approximately 14m from shoreline to high point. This property was perfectly suited
for golf as Thompson could use the topography to his advantage to create variety in the strategy and shot values of each hole.

In Thompson’s era the site was heavily wooded allowing him to create the illusion of separation between holes on this confined property. Thompson would also create deliberate breaks in the tree lines to capture important views to the Winnipeg River, Sand Lake and the woodlands beyond.

S2 | “Sites and surrounding views should be aesthetically pleasing / picturesque”

Analysis: The site and its surrounding natural context exemplifies the term Mee-Naw-Kee, meaning “the Beautiful Country”.

ROUTING:

R1 | “First and tenth holes should be located in close proximity to the clubhouse.”

Analysis: Thompson ensured that the first tee and ninth green were located in close proximity to the lodge.

Figure 2 | Minaki Lodge Golf Course, 9th Green

This routing offered variety from one hole to the next, not only in yardage but also in shot values and approach angles to the greens. Thompson made exceptional use of the existing natural terrain to develop strategy and alter shot values on each hole.

BUNKERS:

B1 | “Horizon lines should be long, rolling and varied and should tie gracefully into surrounding terrain.”

Analysis: From the CGM article: “all harsh lines have been avoided”. (Hills, 1924, p. 646)

B6 | “Greenside bunkers can vary in depth and character, however one should never be able to putt from them.”

Analysis: From the CGM article: “bunkering is not severe, the green traps are large, even if a number are not deep”. (Hills, 1924, p. 646)

GREENS:

GR1 | “Contours of the green surface and surrounds should be long and must tie gracefully with surrounding contours and setting.”

GR3 | “Greens should exhibit variety and character in the surfaces contours.”

Analysis: From the CGM article: “The surface of the greens should be a feature much appreciated by those who recognize the fine points of putting; natural contours have been carefully preserved”. (Hills, 1924, p. 646)

FAIRWAYS:

F1 | “Smooth surface contours in areas of the fairway that make it equitable for the average player or that reward an optimal shot.”

Analysis: From the article above: “The fairways are very pleasantly undulating”. (Hills, 1924, p. 646)
5.0 | ANALYSIS OF CHARACTER UNITS & FEATURES

F2 | “Remove natural elements that impede strategy or present a hazard to golfers.”

Analysis: At Minaki Lodge the golf course was built over Canadian shield and muskeg, therefore a farm was purchased near Winnipeg and topsoil was imported via railway to cap key features (tees, greens, fairways) and provide a suitable growing medium. (Hills, 1924, p. 645)

TEES:
T1 | “Where necessary tees should be raised to improve visibility.”

Analysis: Articles in Canadian Golfer Magazine report several raised tees on this golf course.

VEGETATION:
V1 | “Clearing should be strategic in order to capture and frame views.”

Analysis: From the CGM article: “all fairways are isolated although with occasional opening to give fine vistas.” (Hills, 1924, p. 646)

These vistas are particularly evident on approach to the 1st green; on the 5th green looking northeast toward the first fairway and northwest across the 9th fairway; and along the 9th hole left side.

Integrity:
The spatial configuration of holes and flow of the routing remain intact with one notable exception: the shortening of the 9th hole. This alteration will be described in detail in Section 5.2.2.2. B9 below.

Renovation work appears to have been completed in the 1980’s by Robbie Robinson in coordination with Hough, Stansbury & Michalski Ltd. based on a golf course renovation master plan found at Golf Canada Archive. Robinson was Thompson’s protege and right hand man for several years. His style is said to have emulated Thompson’s in terms of strategy, however he was also known for detailing of key features (bunkers, greens, etc.) that was more “reminiscent of the style of the day, which was probably influenced most by Robert Trent Jones” (Doug Carrick in Young, 2007, p. 18)

With the exception of holes #2 (tee), #3 (green) and #9, it appears that bunkers and a few greens were the focus of Robinson’s renovation work at the Minaki Lodge golf course. Bunkers have generally retained their strategic value in terms of location and orientation; however it was the size and shape of the bunkers that appeared to have changed more than anything. These alteration will be described in detail in Section 5.2.2.2.
5.2.2.2 SECTION B – GOLF HOLES (subunits)
Each golf hole (subunit) of the golf course (character unit) has been evaluated individually for original form/character, relevant Thompson design principles and integrity.

B1 | HOLE No 1 – 355 YARDS
Original Form/Character:
“The course starts from the hotel, the first tee being as close to the building as at any golf club. The first hole is 355 yards long and the drive is slightly uphill to a side-hill resting place, the fairway sloping from trees on the right to the lake on the left; a huge sand bunker, however, will prevent most pulled shots from reaching the water. The fairway swings a little to the left for the second shot. The surface of the green is slightly cupped but it sits pretty boldly against a background of trees and water and is protected with runoffs and a trap to the left. It is an ideal drive mashie for the par golfer and the player whose limit is about 180 yards will get a fine thrill if he makes the green in two shots.” (Hills, 1924, p. 646)

Relevant Thompson Design Principles
R1, R2, B1, B2, B3, B5, GR1, GR2, GR3, GR6, F1, F3, T1, W2, V1

Integrity:
Hole #1 appears to remain relatively unchanged from its original design in terms of its location, orientation, length and general landform. Robinson’s renovation plan proposed shortening the hole significantly to 296 yds to accommodate a large turning circle in front of the lodge, however an examination of aerial photographs reveals that a smaller turning circle was constructed allowed the tee to remain in its original location. The left greenside bunker has been renovated. A comparison of historical aerial photographs reveals that the alteration did not affect the location or orientation of the bunker, but rather its size and shape. Although the course has been left to grow in, key features such as tee, fairway contours, bunker edges and green site remain visible in the landscape and the strategic intent of the hole is still evident. Changes to this golf hole are minor in nature and are reversible, therefore the integrity of this hole remains relatively intact.
5.0 | ANALYSIS OF CHARACTER UNITS & FEATURES

B2 | HOLE No 2 – 370 YARDS

Original Form/Character:

"The second hole has two distinctive tees, one for special competition use, requiring a drive over the brow of the hill, making the hole 370 yards, and the other on the brow giving a length of 340 yards. The tee shot from the latter is down an ovalled fairway cut through the woods, curving to the left, to a flat green with a trap on the left." (Hills, 1924, p. 646)

Relevant Thompson Design Principles
B1, B2, B3, GR1, GR2, GR4, GR6, T1

Integrity:
Hole #2 remains unchanged from its original design in terms of its location, orientation and general landform, however the hole has been shortened slightly and the left greenside bunker has been renovated. Robinson’s plan showed the hole shortened to 321-330 yards. A comparison of historical aerial photographs reveals that the back tee was removed to accommodate a road, but it appears that the original forward tee has been retained. The back tee was reportedly for “special competition use”, requiring a blind uphill shot “over the brow of the hill”. Although this feature presented a particular challenge to golfers it was not likely used for everyday play. That said, the strategic intent of the hole for a majority of players is still evident.

The alteration to the greenside bunker did not affect its location or orientation, but rather its size and shape. Although the course has been left to grow in, key features such as tee, fairway contours, bunker edges and green site remain visible in the landscape.

The yardage on this hole would have only a minor impact on its integrity as the tee that was removed appears to have been used infrequently. The change to the bunker is also minor as it is reversible.
B3 | HOLE No 3 – 395 YARDS

Original Form/Character:

“This is a long, narrow hole with the tee and green on high ground and a flat fairway (paralleling and seen from the railway), built up on corduroy; with two good shots one can expect to get home in two. The green is a natural one and slightly cupped.” (Hills, 1924, p. 646)

Relevant Thompson Design Principles
F3, T1

Integrity:

Hole #3 remains unchanged from its original design in terms of its location, orientation and general landform. When Minaki Lodge became accessible by car in the 1960s an informal entrance road was constructed adjacent the 3rd hole. The road then bisected both the 3rd and 7th holes along a desire line that had already formed across the landscape from visitors traversing the property from the train station en route to the Lodge. This informal road crossed both holes just in front of their respective tee boxes and because these tees were elevated there was no real impact to the tee shot on either hole. The entrance road was formalized as part of the landscape renovations completed in 1981-1983.

A study of aerial photos from 1995 indicates that hole has been shortened as a result of the putting surface being shifted approximately 15-20 yards west and 5-10 yards northwest of its original location. Bunkers were also installed at the front right and left of the new putting surface. This change was likely a precautionary safety measure to provide separation between the green surface and the entrance road.

A small drainage channel bisecting the fairway near the turning point of the hole has begun to naturalize with several trees growing on right and left sides narrowing the fairway into a chute. This fairway is further constrained by the proximity of the entrance road and adjacent railway line. Key features such as elevated tees, flat fairway and blind approach to the green site remain visible in the landscape. However the shift of the green site and proximity to the entrance road are irreversible resulting in a moderate impact on the integrity of this golf hole.
5.0 | ANALYSIS OF CHARACTER UNITS & FEATURES

B4 | HOLE No 4 – 295 YARDS

Original Form/Character:

“A pleasant drive and pitch. The tee is of the pulpit type and the best tee shot has to carry a bunker. The green has a natural contour and is well trapped.” (Hills, 1924, p. 646)

“The fairways are of ample width, but being generally through the woods, put a premium on direction.” (Canadian Golfer Magazine, 1930, p. 180)

Relevant Thompson Design Principles

B1, B2, B3, B4, B5, GR1, GR2, GR3, GR4, GR5, F1, F3, T1

Integrity:

Hole #4 remains unchanged from its original design in terms of its location, orientation, length and general landform, however the fairway and greenside bunkers have been renovated. A comparison of historical aerial photographs reveals that the alteration did not affect the location or orientation of the bunker, but rather its size and shape. Although the course has been left to grow in, key features such as tee, fairway contours, bunker edges and green site remain visible in the landscape and the strategic intent of the hole is still evident. Changes to this golf hole are minor in nature and are reversible therefore the integrity of this hole remains relatively intact.
B5 | HOLE No 5 – 155 YARDS

Original Form/Character:
“A one shot hole to a green that is not entirely receptive. This hole may also be played with a short tee, which gives an alternative 130 yard shot with a better view of the green.” (Hills, 1924, p. 647)

Relevant Thompson Design Principles
B1, B2, B3, B5, GR1, GR2, GR3, GR5, GR6, V1

Integrity:
Hole #5 remains unchanged from its original design in terms of its location, orientation, length and general landform, however the original fairway bunker (right side) has been removed and greenside bunker (left & rear) have been renovated. A comparison of historical aerial photographs reveals that the alteration did not affect the location or orientation of the bunker, but rather its size and shape. The green surface was also expanded toward the front, presumably making it more receptive.

The green site for this golf hole rests at one of the highest points of the property. Thompson captured incredible views from this location to the northeast across the first fairway toward the Winnipeg River and across the ninth fairway toward Sand Lake.

Although the course has been left to grow in, key features such as tee, fairway contours, bunker edges and green site remain visible in the landscape and the strategic intent of the hole is still evident. Changes to this golf hole are minor in nature and are reversible, therefore the integrity of this hole remains relatively intact.
5.0 | ANALYSIS OF CHARACTER UNITS & FEATURES

**B6 | HOLE No 6 – 380 YARDS**

Original Form/Character:

“This is a two shot hole, similar in character to the second and requires two well hit shots to reach a green, which is just as nature shaped the rocks over which it has been built. There is a short tee, making a material change in the tee shot.” (Hills, 1924, p. 647)

Relevant Thompson Design Principles

GR1, GR2, GR3, GR4, GR5, GR6, F1

Integrity:

Hole #6 remains unchanged from its original design in terms of its location, orientation, length and general landform. Robinson’s plan shows this hole shortened to 293 yards in order to accommodate parking for the guest cabins, however a comparison of historical aerial photographs reveals that the parking area was never constructed and the tee remained in its original location. A greenside bunker was added at the front right of the green and the putting surface appears to have been enlarged slightly toward the front right edge. Although the course has been left to grow in, key features such as tee, fairway contours, bunker edges and green site remain visible in the landscape and the strategic intent of the hole is still evident. Changes to this golf hole are minor in nature and are reversible, therefore the integrity of this hole remains relatively intact.
B7 | HOLE No 7 – 190 YARDS

Original Form/Character:
”Parallels the third and calls for a good stiff carry to cross a ditch. The green extends into a nook between a partly up the face of rocks which stand behind it.” (Hills, 1924, p. 647)

Relevant Thompson Design Principles
GR1, GR2, GR4, GR5, F1, T1, W1, W2

Integrity:
Hole #7 remains unchanged from its original design in terms of its location, orientation, length and general landform. The original tee located west of the entrance road appears to have been decommissioned but never destroyed as it is still evident in close proximity to the 6th green. Robinson’s plan proposed shortening the hole by 10 yards. It is presumed that this work was completed as there is a tee existing east of the entrance road. A study of historical aerial photographs reveals that an original fairway bunker (left side) was removed and two greenside bunkers added as part of Robinson’s revision of this hole as well.

The greenside bunkers are no longer evident in the landscape and with vegetation growth the green surface is less well defined as others on the property. The ditch has begun to naturalize and an ephemeral pool has formed to the front left of the green. Changes to this golf hole are minor in nature and are reversible, therefore the integrity of this hole remains relatively intact.
5.0 | ANALYSIS OF CHARACTER UNITS & FEATURES

**B8 | HOLE No 8 – 180 YARDS**

Original Form/Character:

“This requires a fine iron shot. The tee is high, the visibility is good, the trouble and green being clearly in view.” (Hills, 1924, p. 647)

Relevant Thompson Design Principles

B1, B2, B3, B5, GR1, GR2, GR4, GR5, GR6, F1, T1, V1

Integrity:

Hole #8 remains unchanged from its original design in terms of its location, orientation, length and general landform, however the greenside bunkers have been renovated. A comparison of historical aerial photographs reveals that the alteration did not affect the location or orientation of the bunker, but rather its size and shape. Although the course has been left to grow in, key features such as tee, fairway contours, bunker edges and green site remain visible in the landscape and the strategic intent of the hole is still evident. Changes to this golf hole are minor in nature and are reversible, therefore the integrity of this hole remains relatively intact.
B9 | HOLE No 9 – 345 YARDS

Original Form/Character:
“This tee shot must be well placed; trees are to the right and the lake, only protected by a thin fringe of trees, to the left. A good drive puts the player in position to mashie to a fine big green to the left with the hotel just beyond. The green has particularly interesting contours, is irregularly shaped and stiffly trapped. A four will be well earned as both shots are exacting ones.” (Hills, 1924, p. 647)

Relevant Thompson Design Principles:
B1, B2, B3, B5, GR1, GR2, GR3, GR4, GR5, GR6, F3, T1, W2, V1

Integrity:
The 9th hole has been altered extensively. Originally this hole was a mid length par 4 that finished in front of the Lodge. Robinson’s plan shows this hole shortened to a 183 yard par 3 in order to accommodate a 120 unit hotel addition and associated parking. The location, orientation and landform of the new hole are consistent with the original design between tee and turning point, however the location of the green has changed and the new green complex is inconsistent with the style and form of features on the original golf hole. Changes to this hole are severe and irreversible, therefore much of the integrity of this hole has been lost.
6.1 Evaluation Criteria
The Ontario Heritage Act recognizes cultural heritage landscapes for their design or physical value, historical or associative value, and contextual value. Their criteria for determining the heritage value or interest of a property is outlined below. Sites determined to meet one or more of the criteria are eligible for consideration under section 29 of the Ontario Heritage Act. Criteria (Ministry of Culture [MoC], 2006, p. 22) includes:

6.1.1 Design or Physical Value:
- Is a rare, unique representative or early example of a style, type, expression, material or construction method,
- Displays a high degree of craftsmanship or artistic merit, or
- Demonstrates a high degree of technical or scientific achievement.

6.1.2 Historical or Associative Value:
- Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
- Yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
- Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

6.1.3 Contextual Value:
- Is important in defining, maintaining or supporting the character of an area,
- Is physically, functionally, visually or historically linked to its surroundings,
- Is a landmark.

6.2 Evaluation of the Minaki Lodge site
The following analysis serves to define the heritage value and integrity of the Minaki Lodge site and determine its significance. This evaluation also forms the basis for recommendations in Section 8.

6.2.1 Design/Physical Value
The Minaki Lodge Golf Course qualifies as a designed landscape meeting the following criteria:

"rare, unique representative or early example of a style, type, expression, material or construction method"

Stanley Thompson was one of the most prolific and influential golf course architects of the Golden Era (1900-1940) and was known for the design and construction of several of the most prestigious 18 hole golf courses in the country. The golf course at Minaki Lodge is rare and unique as it is one of only a handful of short courses that Thompson designed. (Paine & Brown, 2010) It is an early example of a parkland (style) resort (type) course in Canada and was an expression of several of his design principles translated to the natural landscape, as outlined in Section 5.2. This 9 hole short course also exemplified Thompson’s creativity in routing given site constraints and ingenuity in construction methods by importing topsoil from a farm near Winnipeg to cap the site.

Thompson capitalized on the natural beauty and rolling terrain of this site, guiding players on a deliberate and specific tour of the landscape, as demonstrated by crossovers between outer and inner circles after holes 3 & 7 of the routing.

This course was characteristic of Thompson’s work in that the routing started and finished in very close proximity to the main lodge. He was careful to craft opening and closing holes along the shorelines to provide the highest experiential and strategic value for golfers and pastoral scenery for those travelling by boat.
EVALUATION OF HERITAGE VALUE OR INTEREST  |  6.0

Each hole also displayed features that exemplified Thompson’s design philosophies as described in Section 5.2. In several instances, tees were elevated in order to provide sight lines to the hole. Fairways were undulating according to natural contours of the landscape often creating uneven lies, providing variety in shot values. Green complexes were visible on most holes and tied seamlessly with the horizon lines of the surrounding natural terrain. Putting surfaces were generally receptive and exhibited variety in contouring. Bunkers were not necessarily deep, but deliberately placed to define the strategy and character of the hole. Thompson also captured views to the Winnipeg River, Sand Lake and the spectacular woodlands beyond on holes #1, 5, 8 & 9.

With respect to design value, the site is considered to be of excellent quality.

6.2.2 Historical/Associative Value

The Minaki Lodge and golf course would qualify as associative landscapes meeting the following criteria:

“Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community”

The Lodge

The Minaki Lodge is an early example of a luxury resort destination, associated with the Canadian National Railway, in their effort to develop the travel and tourism industry across Canada. Other “Hotels of Distinction” operated by the CNR at that time included: Chateau Laurier, Ottawa, ON; The Nova Scotian, Halifax, NS; The Canadian National Hotel, Charlottetown, PEI; The Fort Garry, Winnipeg, MN; Prince Edward Hotel, Brandon, MN; The MacDonald, Edmonton, AB; Jasper Park Lodge, Jasper, AB; and Pictou Lodge, Pictou, NS (Jasper Park Lodge, c. 1930).

With respect to associative value, the site is considered to be of very good quality.

The Golf Course

Golf courses were considered essential recreational facilities to draw tourism to the more remote wilderness destinations. Thompson was engaged to design and construct Minaki Lodge Golf Course while working on what would later become the crown jewel of the CNR collection, Jasper Park Lodge golf course.

Stanley Thompson, Canadian golf course architect, ranks among the most talented and prolific to practice during the most influential period of golf course architecture in North America, the Golden Era. His portfolio includes approximately 145 courses throughout North America, South America and the Caribbean, with the largest majority (124 courses) concentrated throughout nine provinces across Canada. (Paine & Brown, 2010)

Many of Thompson’s courses are considered to be national landmarks including: Jasper Park Lodge GC (1923), Banff Springs Hotel GC (1927), St. George’s GC (1928-30), Capilano GC (1936) and Highland Links GC (1938-39) (Golf Course Architecture, 2006) and several have been recognized for their timeless artistry and craftsmanship both nationally and internationally.

Since his death in 1953, Thompson has been recognized by the governing bodies of golf in Canada and by the Canadian Government for his outstanding and lasting contributions to the game of golf, to the profession of golf course architecture and to Canadian cultural heritage. Thompson was inducted into the Canadian Golf Hall of Fame in 1980, the Ontario Golf Hall of Fame in 2000 (Golf Association of Ontario) and was recognized a Person of National Historic Significance under the Historic Sites and Monuments Act (R.S.C., 1985, c. H-4) on November 28, 2005 (Historic Sites and Monuments Board of Canada [HSMBC], 2005).
6.0 | EVALUATION OF HERITAGE VALUE OR INTEREST

Parks Canada recognized Thompson in the following way:

“A pioneer of golf course design in Canada and abroad, Stanley Thompson introduced new types of layouts and created challenging, world-renowned courses. His designs of the 1920s and 1930s combined traditional Scottish elements with innovative plans that required a more strategic game, all the while preserving and exploiting the natural terrain and creating beautiful vistas. Through the 145 courses he designed, Thompson played a key role in the development of his profession and inspired a new generation of golf course architects.” (Parks Canada, 2007)

Minister Jim Prentice also said of Thompson:

“It is truly a testament to his legacy that he was, and continues to be, a major influence for golf course architects around the world.” (Parks Canada, 2009)

With respect to associative value, the site is considered to be of very good quality.

6.2.3 Contextual Value
The Minaki Lodge property demonstrates contextual value as “a landmark” of the area. Although the lodge no longer exists at the point of the peninsula, local residents continue to treasure views to the pastoral setting of the golf course as they travel by along the waterways.

6.2.4 Integrity
Integrity is assessed with respect to two individual parts of the property: the Lodge (Character Unit A) and the Golf Course (Character Unit B).

The Lodge
The primary period of significance for the Minaki Lodge was 1919-1927. During that time the lodge was constructed, destroyed by fire and reconstructed again. The original Lodge included several guest cabins that flanked the main building to the west and staff quarters tucked in the wood near the center of the property. The Lodge area including main lodge, guest cabins, staff quarters, tennis courts and boathouse have been altered completely since the original period of significance. Features that detract from the integrity of this part of the site include: complete loss of the main lodge building; relocation of guest cabins and staff quarters; addition of a 120 unit hotel addition uncharacteristic of original architecture (1974-1982); landscape renovations and addition of entrance road turning circle and parking (1981-1983); reorientation of the tennis courts; loss of the boathouse; addition of new docks. The alterations to this part of the site are irreversible.

The Golf Course
The golf course remains largely intact as designed and constructed in the primary period of significance in 1924. The golf course routing remains as it was intended. A majority of changes are in the form of bunker renovations, considered minor in nature as they are common occurrences on a golf course and don’t necessarily impact the strategic intent of holes (location or orientation) but rather the playability and aesthetic qualities (size and shape) of the features. In one or two instance bunkers were also removed. More moderate to severe irreversible changes were limited to the shortening of golf holes on #2 (tee), #3 (green) & 9.

The golf course has not been maintained regularly since 2003, therefore weeds have invaded and there is evidence of primary succession in low lying areas of the property. According to the Ontario Heritage Act:

“A property may be in an altered or deteriorated condition, but this may not be affecting its cultural heritage value or interest.” (MoC, 2006, P13)
The cultural heritage value of the Minaki Lodge golf course is recognized through its design, associative and contextual qualities, therefore, its altered and unkempt condition is of little consequence. Having said that, recapturing the original artistic flare of the course would not take a great deal of effort.

Heritage Attributes or Character Defining Features to be conserved in order for the golf course to retain its heritage value would include:

- Sequence and length of holes
- Fairway widths and surface contouring
- Bunker locations and orientation. Size shape and character can be rehabilitated or restored based on historical photos.
- Green size, shape and character (except on holes 3 & 9)
- Tee location and elevation

With respect to integrity, the Lodge area is considered to be of poor quality. The golf course on the other hand is considered to be of very good quality.
7.0 | HERITAGE CONSERVATION TREATMENT OPTIONS

Heritage conservation treatment options for cultural heritage landscapes have been developed through the years by various international, national and provincial regulating bodies. Those most relevant to consider for the Minaki Lodge property are adapted from the Standards and Guidelines for the Conservation of Historic Places in Canada (2010). This document is considered “an essential tool to guide decisions that will give historic places new life while protecting their heritage value” and was developed in a collaborative effort between federal, provincial and territorial levels of government by Canada’s Historic Places.

According to Canada’s Historic Places, the term conservation is defined as:

“all actions or processes aimed at safeguarding the character-defining elements of an historic place to retain its heritage value and extend its physical life. This may involve Preservation, Rehabilitation, Restoration, or a combination of these actions or processes.” (Canada’s Historic Places [CHP], 2010, p. 15)

Preservation:
“action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of an historic place, or of an individual component, while protecting its heritage value.” (CHP, 2010, p. 15)

Rehabilitation:
“action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value.”(CHP, 2010, p. 16)

This form of treatment can include replacement of features missing from the original period of significance with “an accurate replica” or “a new design compatible with the style.”

Restoration:
“action or process of accurately revealing, recovering or representing the state of an historic place, or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value”. (CHP, 2010, p. 16)

Restoration may include removal of features from periods other than the relevant period of significance and replacing original features lost over time. This form of treatment is detailed and specific to the relevant period and therefore requires “clear evidence and detailed knowledge of the earlier forms and materials”. (CHP, 2010, p. 16)
The following recommendations are made with the goal of conserving the cultural heritage value of the Minaki Lodge site.

8.1 The Lodge Area

The lodge area has lost much of its heritage value, however future development should recognize that this evolved cultural landscape was once the home of a prominent and prestigious historical landmark within the Minaki community. A qualified professional should be retained to prepare a site plan that gives consideration to the heritage, recreational and aesthetic value of the Lodge Area. Suitable development of this landscape given its significant history should include consideration of the following:

8.1.1 Respect the original design intent for the site by concentrating residential/condo development within the boundary of the original Lodge area (Character Unit A) in order to retain the heritage value of the golf course and the significant views to this historic pastoral landscape from the waterways.

8.1.2 Consider a new condominium structure designed to replicate the character, materials, form, features, scale and location of the original lodge structure. Concentrate density of residents within this new condominium structure, the existing hotel structure and extant guest cabins.

8.1.3 Reflect historical architectural character, materials, form, features by mandating architectural specifications for all new structures.

8.1.4 Integrate all new structures into the landscape respecting the existing natural features/topography of the site and with sensitivity to the sight lines from the Winnipeg River and Sand Lake.

8.1.5 Educate new owners about the history of the site and its importance within the Minaki community.

8.2 The Golf Course

The golf course has retained much of its cultural heritage value and is therefore a significant cultural heritage asset. The current Minaki-on-the-River Inc. development plan proposes 96 single cottages, many of which will be built over holes #1, 2, 5, 6 & 9, thereby destroying all five golf holes and effectively eliminating the heritage value of this important landscape.

Given the significance of this cultural heritage asset, future development must consider plans for its conservation. The most appropriate treatment options would include rehabilitation of the golf course and restoration of heritage attributes where possible. However at a minimum, the golf course landscape must be stabilized by restricting development to areas outside of the golf course envelop and by simply mowing the course to a uniform height. This will ensure that the heritage value and integrity of this landscape are protected for future rehabilitation/restoration efforts. The golf operation can then also be reestablished.

A qualified professional should be retained to prepare a site plan that gives consideration to the heritage value of the golf course and the recreational and aesthetic value the course offers to residents. Suitable development of the golf course given its significance should include:

8.2.1 Rehabilitation/restoration of all bunkers to be representative of Thompson’s original artistry and flare. Cultivation and reseeding of all tees, greens and fairways.

8.2.2 Operation of as a semi-private golf course to add value for prospective residents and offer a recreational asset for the surrounding community.

8.2.3 Sensitive integration of any new structures (if required in future) with consideration given to safety, playability, aesthetics and visual impact on the golf course.
General Observations:
The golf course is in relatively good shape. There has been grass growth over the years but it appears that it is cut periodically as it was not difficult to walk the site or identify features. Green sites are particularly evident as dandelions have invaded these surfaces. Bunkers no longer have sand in them but their edges are defined. Tees are also still evident.

Thompson’s routing ensured that out of bounds would be to the left side of the holes impacted. This is important because a majority of golfers in that era played right handed and when they missed a shot it would normally go to the right. By strategically routing holes so that out of bounds was on the left, this would increase the players enjoyment of the game.

Hole #1
- Slight uphill straight away shorter par 4.
- As a starting hole the south-east orientation of this hole is uncharacteristic as it would force golfers to deal with the morning sun which is never a good condition. Sacrifices are often made when there are more compelling features of the landscape that architects are eager to monopolize.
- Artificially elevated rectangular tee oriented to the centerline of the hole.
- Undulation through the fairway it evident.
- Strategically this hole is asking the golfer to play away from the historic pump house and encounter the uphill elevation change on route to the green. Thompson was known for his green placement. In this case the green is set out on a bit of a peninsula with spectacular views beyond to the Winnipeg River and the CN Railway Bridge in the distance.
- The proximity between greens and tees is very characteristic of golden era courses, each within 45-50 yards of the previous green.
Hole #2
- Dogleg left par 4
- Elevated rectangular tee oriented to the turning point.
- Slight downhill tee shot and slight uphill approach.
- This hole flows very naturally with the existing natural terrain. Fairway is undulating gently
- Players who attempt to cut the corner will be challenged by a bunker front left of the green on approach.
- Exposed shield skirts the hole to the left side and at the rear left of the green.
- The green site itself is evident with bunkers front left and back right. The green surface is pitched from back to front to receive a good shot but slopes off at about a 4:1 slope over a meter in height at the back of the green.
- The CN Railway line is located approximately 30 feet beyond the green and to the right of the third tee.

Hole #3
- Elevated rectangular tee oriented to the centerline of a narrow fairway.
- Hole runs parallel to the CN Rail Line and the entrance road. The entrance road also bisects the hole approximately 100 yards from the tee. Historical research will be required in order to determine whether that road existed when the course was built to transport guests from the train station to the lodge or whether it was added subsequently.
- Hole #3 is a straight par 4 with dramatic elevation change at the tee and green and is adjacent Hole #7 to the right.
- There is a stand of trees on either side of the turning point forming a narrow chute for players to aim at. Beyond, there is an ephemeral stream with larger shrubs invading on the right side of the fairway.
- The terrain on approach to the green is rugged, likely shield covered over by imported topsoil.
- The green site is still evident with bunker edges clearly visible.
Hole #4
- Shorter par 4, first hole of the interior loop on this course.
- Elevated tees provide an excellent perspective of the hole.
- Hole 4 features a forced carry over a small stream.
- Fairway is undulating, quite severely in places, but appears to be quite natural. Likely built on shield and covered by imported topsoil. The contours tie seamlessly into the tree lines.
- The stream has been lined with stone, presumably reclaimed from onsite.
- Putting surface drains from back to front and right to left. Edges of bunkers surrounding the green site are still evident.

Hole #5
- Magnificent uphill par 3 with tremendous undulation through the fairway. Presumably built on shield covered with imported topsoil.
- Tees are prominent on this hole but not elevated to any significant degree. The shot appears to be almost blind from the tee because of the fairway contours the green site itself and edges of the bunkers are clearly visible.
- From the green site looking northwest golfers catch a glimpse of the bay adjacent to Orde Islands and on the walk between the 5th green and 6th tee as the player walk in a northerly direction there are distance views captured to the Winnipeg River.

Hole #6
- Hole #6 runs parallel to hole #2 (left) and the entrance road (right).
- Tees on this hole are defined but not elevated and oriented to the centerline of the hole.
- Fairway is wide and features minor undulation.
- Putting surface falls from back to front and is guarded with a single bunker to the left.
Hole #7
- The 7th hole is a relatively long flat par 3.
- There are two elevated rectangular tees on this hole, both quite small. One is just 10-20 feet from the existing green surface on hole #6 and the other is across the entrance road. The tee closest to hole 6 has become overgrown with shrubs.
- The green is guarded by an ephemeral pond front left. The green site in this instance is less clearly defined as others on site.

Hole #8
- Shorter par 4 with rectangular elevated tees.
- Green site and bunkering still evident.
- Original staff quarters visible in the trees beyond the green.
- Forced carry over a stream on the tee shot. Stream in primary stages of succession with some fast growing deciduous springing up in front of the tees.
- Fairway is bordered by trees on both sides, however player can catch a glimpse of the Orde Islands through the trees on the left of the hole.

Hole #9
- Long par 3
- Topography falls severely from right to left.
- Sand Lake visible on the left.
- Putting surface and greenside bunker are clearly defined, but appear to be out of character with key features on the rest of the golf course.
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<th>Event</th>
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<tr>
<td>1914</td>
<td>Grand Trunk Pacific Railway constructs a small inn called the Minaki Inn on the point of the peninsula. (Winnipeg Free Press [WFP], 2003)</td>
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<tr>
<td>1919</td>
<td>CN Railway purchased the inn and surrounding property with plans for redevelopment that would convert the property into a luxury wilderness resort. (WFP, 2003)</td>
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<tr>
<td>1925</td>
<td>“A despatch from Winnipeg, June 11th - Minaki Inn, famous Canadian National summer resort on the Lake of the Woods, was reported destroyed by fire tonight. Advisers to the Canadian National offices here said that the inn itself would be a total loss, but that it was hoped that the lodge and the power house would be saved. The inn was to have reopened to-day, and also the fine new golf course, which in time will be one of the finest in the West.” (Reville, June 1925)</td>
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<tr>
<td>1927</td>
<td>A new lodge was constructed and opened in June 1927. (WFP, 2003)</td>
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<tr>
<td>1955</td>
<td>The Minaki Lodge property was sold by CN Railway to Aronovitch &amp; Leipsic, a reality firm from Winnipeg. (WFP, 2003)</td>
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<td>1966</td>
<td>The Minaki Lodge property sold to Minneapolis businessman Frank W. Griswold. (WFP, 2003)</td>
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<tr>
<td>1971</td>
<td>The Minaki Lodge property sold to Winnipeg businessman H. Rod Carey. (WFP, 2003)</td>
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<tr>
<td>1974</td>
<td>The Minaki Lodge property sold to the Ontario government. The lodge and golf course remained closed for almost a decade for renovations. (WFP, 2003)</td>
</tr>
</tbody>
</table>
| 1981 | Landscape renovation services were provided by Hough, Stansbury & Michalski Ltd. for the following:  
Phase 1 - Relocation of staff quarters  
Phase 2 - Minaki Lodge improvements  
Phase 3 - Accomodation expansion (120 rooms)  
Phase 4 - Roadway improvements & site services  
Phase 5 - Landscape development  
(Minaki Lodge Landscape Agreements #533, March 6, 1981, Hough Stansbury & Michalski Ltd. fond, F4521-88, Ontario Archive.) |
| 1983 | Radisson Hotel chain was persuaded by the Ontario Government to operate the Minaki Lodge. (WFP, 2003)  
“on the occasion of the Official Opening of Minaki Lodge, I extend the congratulations of the people to the Government of Ontario. A landmark since 1925, the reopening of this wilderness resort and conference centre marks a milestone in Northwestern Ontario’s Growing tourism industry, an industry which is of significant benefit to the regional economy and a cornerstone of Ontario’s development and viability” - Hon. William G. Davis. (Minaki News, 1983) |
<table>
<thead>
<tr>
<th>Year</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>1986</td>
<td>The Minaki Lodge property sold to the Four Season for $4 million. (WFP, 2003)</td>
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<tr>
<td>1994</td>
<td>The Minaki Lodge property sold to White Dog First Nation $3.5 million. They subsequently lost a reported $6 million. (WFP, 2003)</td>
</tr>
<tr>
<td>1998</td>
<td>The Minaki Lodge property sold to Texas businessman Sadrudin Kassam for $1.5 million. The lodge was operational for only three weeks before it was closed again. (WFP, 2003)</td>
</tr>
<tr>
<td>2000</td>
<td>The Minaki Lodge property was again put on the market for $1.5 million (US), but was never sold. (WFP, 2003)</td>
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<tr>
<td>2002</td>
<td>The Minaki Lodge property sold for $2.2 million to land developer Phil Archer from Calgary. Archer began running ads offering condos on the property and invested and estimated $5 million in renovations. (WFP, 2003)</td>
</tr>
<tr>
<td>2003</td>
<td>The Minaki Lodge was reopened in May 2003. (WFP, 2003)</td>
</tr>
<tr>
<td>2003</td>
<td>After being listed for $7.4 million (US) the lodge was closed on September 2003. (WFP, 2003)</td>
</tr>
<tr>
<td>2003</td>
<td>On October 12 the historic Minaki Lodge was destroyed by fire. The golf course has been maintained periodically since. (WFP, 2003)</td>
</tr>
</tbody>
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BOOKS/REPORTS


ARTICLES


ONLINE ARTICLES


ARCHIVAL RECORDS