

HTG-24-22

From: Ann Dulhanty <M.F.I.P.P.A. 14(1) >

Sent: Wednesday, March 20, 2024 3:52 PM

To: clerks <clerks@oshawa.ca>

Subject: correspondence regarding HTG-24-19 - Evaluation of 291 King Street East Working Group Report

Please forward the following letter to the Heritage Oshawa committee for their meeting on March 21, regarding agenda item HTG-24-19. Thank you

Dear Heritage Oshawa committee members,

I wish to provide my perspective, as a former Heritage Oshawa member, former Chair of the Inventory Working group which evaluate hundreds of properties in Oshawa for their heritage attributes, and ongoing heritage enthusiast on Item HTG-24-19.

There have been efforts in the past directed to having the section of King St. E. between Wilson and Ritson declared an HCD (Heritage Conservation District). Strolling down this section of King St., it's clear that it has significant history that has been preserved to the modern day. Speaking to residents of the supports the enthusiasm people of Oshawa have for this area. I believe all efforts possible should be made to protect as much of the properties in this stretch as possible.

Overall, I would suggest a research report is warranted, based on the following observations below:

Suggestions on the unique features of the house that still remain despite renovation:

- it appears to have a four square layout, typical of the era and there are several other examples in the area
- however, it also has some Arts&Crafts features, such as the broad eaves
- there are several unusual features about the roof and related structures, which remain intact:
 - the main roof has a dutch gable structure, while typically a four square has a hipped roof
 - the roof over the main entrance has an unusual hipped style, with the side sections raised to create a gabled end matching the main roof, this suggest an Art&Crafts devotion to detail which includes both style and function, as it makes for efficient drainage away from the main house
 - the roof on the main floor extension to the west is also gabled, so that it matches the second floor roof above it
 - the dormer (hipped style) on the main roof is an unusual style with the side walls flaring out

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- all of the roof elements have vertical sections clad with half round shingles (don't know the date of these but they are consistent everywhere in the house)
- the second floor bay window above the entrance is unusual

In regard to the contextual significance of the house, I quote from two existing research reports on properties near by and of the same neighbourhood:

1. From the research report on 494 King St. E. https://www.oshawa.ca/en/parks-recreation-and-culture/resources/Documents/Heritage-Research-Rpt_King-St-E-494.pdf

"In the 1920s, the McLaughlin automobile factory and other local industries were very profitable. Due to the success of the McLaughlin automobile factory (General Motors of Canada) the population of Oshawa increased from 4,000 to 16,000, causing a boom in construction. To create building lots, a plan of subdivision was registered in 1928 for part of the Rogers's property. The dwelling at 494 King Street East is believed to have been built just before the creation of Plan 306 in the 1920s.

The house sits in an area of Oshawa that has changed minimally since the construction boom in the 1920s. The property is important in defining, maintaining and supporting the area in which it stands because it is one of the original homes constructed on King Street and bordered on the north by Rogers Street.

The house is located in a residential neighbourhood of high quality early 20th century buildings along King Street East in Oshawa. It forms part of a streetscape between Ritson and Wilson Road in Oshawa that contains many properties of heritage significance including the Drew House at 442 King Street East and the recently designated 410 King Street East. "

2. Research Report on 410 King St. E.

https://www.oshawa.ca/en/parks-recreation-and-culture/resources/Documents/Heritage-Research-Rpt_410-King-St-E.pdf

"The key heritage attributes exhibited by this home are: ...

- The location of the home on King Street East in a residential neighbourhood of early 20th century homes that were constructed after this home in the 1920s when Oshawa's population grew due to the growth of Oshawa's industry. "

Thank you for your consideration.

Ann Dulhanty