



Research Report

410 King Street East
Oshawa, ON

Prepared for: Heritage Oshawa
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Introduction

i. Purpose of the Report

This report evaluates the cultural heritage significance of 410 King Street East in the City of Oshawa in accordance with Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest.

The purpose of this undertaking is to determine whether the subject property merits designation under Part IV of the *Ontario Heritage Act*.

ii. Legislative Context

Ontario Regulation 9/06 under the Ontario Heritage Act sets out the criteria for determining cultural heritage value or interest, which is required in order to designate a property under the provisions of Part IV of the Act.

A property may be designated under Section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest.

1. The property has design value or physical value because it:
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or scientific achievement.

2. The property has historical value or associative value because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

3. The property has contextual value because it,
 - i. is important in defining, maintaining or supporting the character of an area,
 - ii. is physically, functionally, visually or historically linked to its surroundings, or
 - iii. is a landmark.

After analyzing the history and heritage attributed of the subject property, it is concluded that the subject property merits designation under the Ontario Heritage Act in light of criteria 1 (i) 2 (ii) and 3 (i, ii).

Description of Property

i. Location

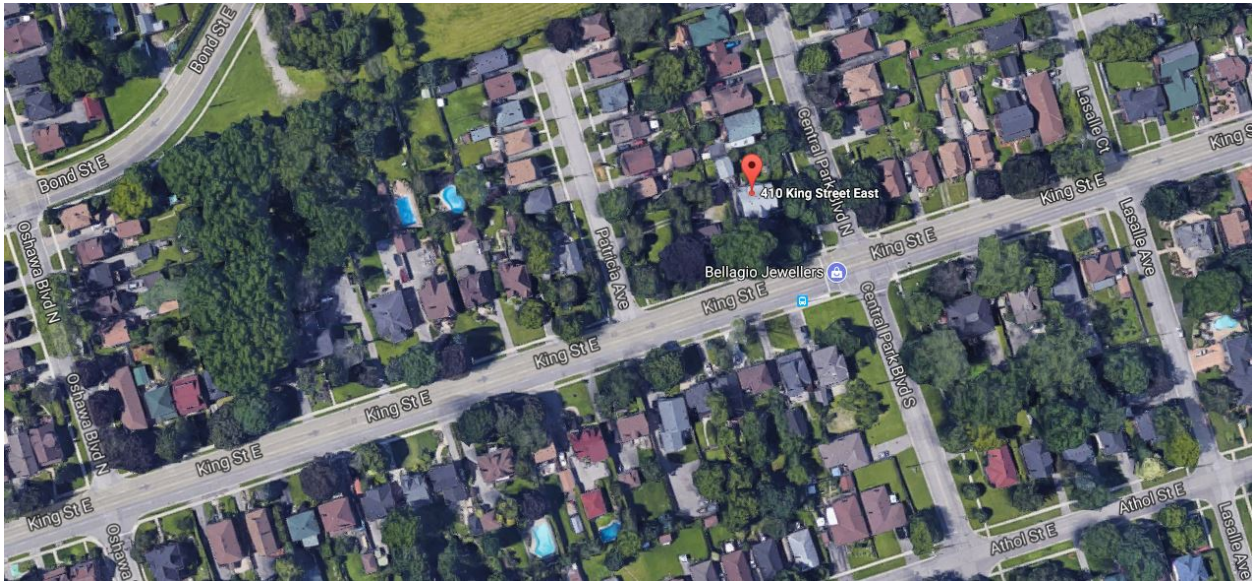
The house at 410 King Street East is located west of Central Park Boulevard South and east of Patricia Avenue.

ii. Legal Description

The property at 410 King Street East is identified as Parts of Lots 7 and 8, Concession 2, Oshawa. It is part of the plan in the City of Oshawa known as the Central Park Plan, Plan 190.

iii. Site Description

Built in circa 1880, the dwelling at 410 King Street East sits a on medium size lot with a lot of mature vegetation and beautiful gardens. Located in a residential neighbourhood of early 20th century buildings, this home stands on the northwest corner of King Street East and Central Park Boulevard South in the City of Oshawa.

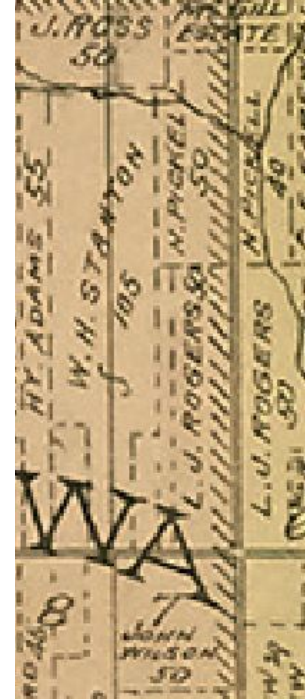


Location of 410 King Street East, Google Maps, June 2017

Historical Context

i. Summary

The house at 410 King Street East is representative of a late 19th century Colonial Revival home with elements of the Italianate style. Constructed in circa 1880, prior to the construction boom in the 1920s when the McLaughlin automobile factory and other industries were profitable. Oshawa's population increased from 4,000 to 16,000. It sits in an area of Oshawa that has changed minimally since this construction boom in the 1920s. It has been well maintained throughout most of its years. Its most outstanding features are the front wooden verandah, featuring wooden columns, archways and decorative tops and the original classical doorway featuring an original stained glass transom. This house sits on a medium size lot with a lot of mature vegetation and beautiful gardens. It is located in a residential neighbourhood of high quality early 20th century buildings along King Street East in Oshawa.



ii. Early Lot History

The 400 acres of Lot 7 & Lot 8, Concession 2, East Whitby Township, were patented on April 21, 1809, by the Honourable John McGill. He sold a portion of this lot to Benjamin Stone on May 3, 1817. Benjamin Stone further divided the lot he purchased into various parcels and sold portions of the lots over the years to different individuals. In 1880 William Stanton purchased 105 acres from Benjamin Stone.

The 1895 County of Ontario Atlas shows W.H. Stanton as owning 105 acres of Lot 7 and 8, Concession 2. It is not known if there was a house on the property at this time.

The 1891 Census shows William Stanton and his wife and children living with a Thomas Eastabrook in a 1 story wood home. It is possible that they were living with Mr. Eastabrook at this time since no house is listed in the census by their name. One assumes they were living with Thomas Eastabrook. It is possible they were residing there until their home was built.

Another parcel of the north portion of Lots 7 and 8, Concession 2 was purchased for a right of way for the Toronto Eastern Railway in 1905.

According to the 1911 Census, W.H Stanton was living with his wife, Martha and daughter Ada. At that time, he was self-employed as a farmer.

iii. Owners

Further research is required to determine who the original owner of the home was. It is possible that William Stanton was the original owner of the home and may even have built the home or had it built.

Over the years the home had numerous owners and for many years there were tenants living in the home. The Vernon City Directories for Oshawa indicate that the home was possibly converted into a rental apartment sometime in the 1920s. It currently has a rental apartment on the second floor.

List of Owners/Tenants 1921 – 1950s according to Vernon’s City Directories

Date	Name	Owner /Tenant *
1921	Harry Stinson	Owner
1924	John Sandford	Owner
1928	Wm. Hubble	Tenant
1930	Vacant	
1934-1935	Mary E. Nash	Owner
1936-1946	W.L. Coleman	Tenant
1937-1946	F.A Patterson	Tenant
1948-195?	Wm. T. Nicholls	Owner
1959	Tenants	
1960	Watson	Tenants
1960	Roberts Kim	Tenants
1960	Giles, G.C	Tenants
1962-2008	John Moskilak/Moskilak Family	Owner
1962	Kim Roberts	Tenant
2008-present	M. F. I. P.P.A. Sec. 14 (1)	Owner

*The Collector Rolls for Oshawa, available at the Archives of Ontario, would assist with determining this but were not available at the time research was being conducted due to conservation.

Structural Design and Architecture

i. Date of Construction

This home was built between 1880 and 1900. When the current owner was doing renovations on the home he found a date that had been written on the wall of “May 14, 1889”. This could be a date that was written when the home was being built.

ii. Form and Design

The house is a symmetrical, two storey structure with a square plan, clad in modern siding with a medium pitched, hip roof.

The house is oriented to the south towards King Street East. The builder or architect is not known.

There is a cement stone in the home that has “St. Lawrence Foundry, Toronto ON” printed on it. The St. Lawrence Foundry was known for manufacturing the rolling stock for early railway systems and castings and sewer pipes for municipal services and the construction industry. There may be an association with this company and the metal railing with the GT symbol on it. Research on the St. Lawrence Foundry confirms that it did manufacture freight cars for the Grand Trunk Railway. It is possible that the St. Lawrence Foundry made this railing. The Foundry stones were located at the base of the railing supports (See images in the photographs provided by the current owner).

This well maintained home is a mixture of styles. The house shows some influence of Colonial Revival with a triple window 3 bay design across the upper floor, multi-pane upper sash over a single lower sash window. The south facade features an Italianate projecting frontispiece and the entranceway features the original doorway. According to the current owner, the home originally contained ornate “ginger breading” across the roofline. This also supports the Italianate influence in the design of the home. The “ginger breading” is no longer present. The most outstanding feature of the home is the custom built verandah across the south elevation of the home. This is original to the home and has been lovingly restored by the current owners. It was originally made from oak and is still constructed of wood today with vinyl covering over the wooden columns of the porch, maintaining the original look of the columns.

iii. Construction Materials

The house is currently clad in vinyl siding. It was originally a yellow brick structure which is still part of the home, underneath the modern vinyl siding. The current owner has a sample taken from the home of what the yellow brick looks like.

The roof is clad in black asphalt shingles.

The porch is wood with wooden pillars and a black metal railing.

iv. Foundation

The foundation is field stone. Some areas of the foundation have been repaired over the years and cement was used.

v. Verandah and Entranceway

A notable feature of the home is the custom built verandah on the south elevation. It is an original feature of the home. It has been restored and slightly altered in design. The oak archways of the verandah have been restored and are completely original to the home. The columns and capitals were originally wood but are now an arch-polymer material that resembles the original wood design. The original capitals were removed due to weather damage but are in storage. The current capitals are slightly different in design from the original capitals but compliment the original design. The verandah is currently painted white. According to the current owner, [REDACTED], when he was refinishing the porch he discovered the original paint colour was green.

The verandah features a black metal railing is most likely original to the home. This railing contains a unique symbol in the centre of the railing that resembles the Grand Trunk Railways logo. See image below. This railing was made by the St. Lawrence Foundry in Toronto, they also made stock cars for the Grand Trunk Railway. They were in business from approximately 1851 to 1917.

The Grand Trunk Railway was one of the first rail lines through Oshawa, it opened 1856 and ran from Toronto to Montreal. It ran where the current CN Rail Line.

The entranceway off the verandah is classical in design and still contains the original wooden door with a beautiful stained glass transom above the door. This stained glass window is original to the home, according to the current owner. It is not a recent addition. Stained glass is also present in the side windows on either side of the door.

The backyard of the home also features a cellar entranceway to the basement of the home.



Black Metal Railing featuring the GT symbol in the centre.

vi. Other Structures

There is an original one and a half storey outbuilding on the property. It is currently covered in siding and asphalt shingling on the east and west facades. Two windows are located on the upper level where there is a small attic in the garage. The interior back wall of the structure is brick and a small opening in the wall reveals that the walls are wood and plaster indicating that the structure was probably built when the house was built. It most likely served as a carriage house but is now a detached garage.

Applicability of Ontario Regulation 9/06 of the *Ontario Heritage Act*

In light of the findings of this report, it is concluded that the house located at 410 King Street East meets the criteria outlined in Regulation 9/06. The property meets the criteria for designation prescribed by the Province of Ontario under the three categories of design or physical value, historical/associative value and contextual value.

- 1(i) This property has design and physical value because the building contains examples of Italianate design reflective in its projecting frontispiece.
- 1(i) This property has design and physical value because the building contains examples of Colonial Revival design in the original entranceway with transom, large verandah across the front façade and 3 bay design.
- 2(ii) This property has associative value through the location of 410 King Street East in relation to several other historic homes in the area including the Rogers House at 495 King Street East and the Drew House located at 442 King Street East.
- 3 (i) This property has contextual value because 410 King Street East is important in defining, maintaining and supporting the area in which it stands because it is one of the early homes constructed on King Street East which is reflective of Oshawa's early settlers and the beginnings of development in this part of the city.
- 3 (ii) This property has contextual value because it is historically linked to its surroundings because it was one of the original homes constructed on King Street East in Oshawa. The dwelling at 410 King Street was constructed prior to the creation of subdivision Plan 190 in 1917 when most of the homes in the area were constructed.

Proposed Designation Statement and Description

i. Description of Property

The dwelling at 410 King Street East, built in circa 1880, sits on a medium size lot with a lot of mature vegetation and beautiful gardens. Located in a residential neighbourhood of early 20th century buildings, this home stands on the northwest corner of King Street East and Central Park Boulevard South in the City of Oshawa.

The property at 410 King Street East is identified as Parts of Lots 7 and 8, Concession 2, Oshawa. It is part of the plan in the City of Oshawa known as the Central Park Plan, Plan 190.

ii. Statement of Cultural Heritage Value or Interest

The house at 410 King Street East has cultural heritage value as it is representative of a late 19th century Colonial Revival home with elements of the Italianate style. It sits in an area of Oshawa that has changed minimally since its initial construction and has been well maintained throughout most of its years. Its most outstanding features are the large front wooden verandah, featuring wooden columns, archways and decorative capitals and the original classical doorway featuring an original stained glass transom. This house sits on a medium sized lot with a lot of mature vegetation and beautiful gardens. It is located in a residential neighbourhood of high quality early 20th century buildings along King Street East in Oshawa.

iii. Description of Heritage Attributes

The key heritage attributes exhibited by this home are:

- The architecture of 410 King Street East is an example of late 19th century, Colonial Revival, design with elements of the Italianate style and a square plan.
- Large verandah, featuring original details such as the original wooden arches and columns. The decorative capitals have been modified but reflect the original design.
- Projecting frontispiece with original classical doorway with stained glass transom and side light windows and original wooden door.
- 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.

Resources

Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms 1784 to the Present*.
Toronto 1990

Durham Land Registry Office, Whitby ON.

East Whitby Township census, 1901 www.collectionscanada.ca

Genealogy File, Oshawa Archives

Vernon's City of Oshawa Directory, 1921 -1970

www.ontarioarchitecture.com

Interview with [REDACTED], Current home owner, April/June 2017

Current Photographs of the Property



1. Front façade, south elevation



2. North façade



3. Verandah Detail, south façade



4. Metal Railing Detail and Archway



5. Grand Trunk Symbol, detail in railing.



6. Original Doorway



7. East façade



8. West façade



9. Cellar Door to basement

Photographs supplied by Current Owner, M. F. I. P.P.A. Sec. 14 (1)



1. Interior image of entranceway showing stained glass



2. Foundry Stone originally located on each end of the verandah railing as a support.



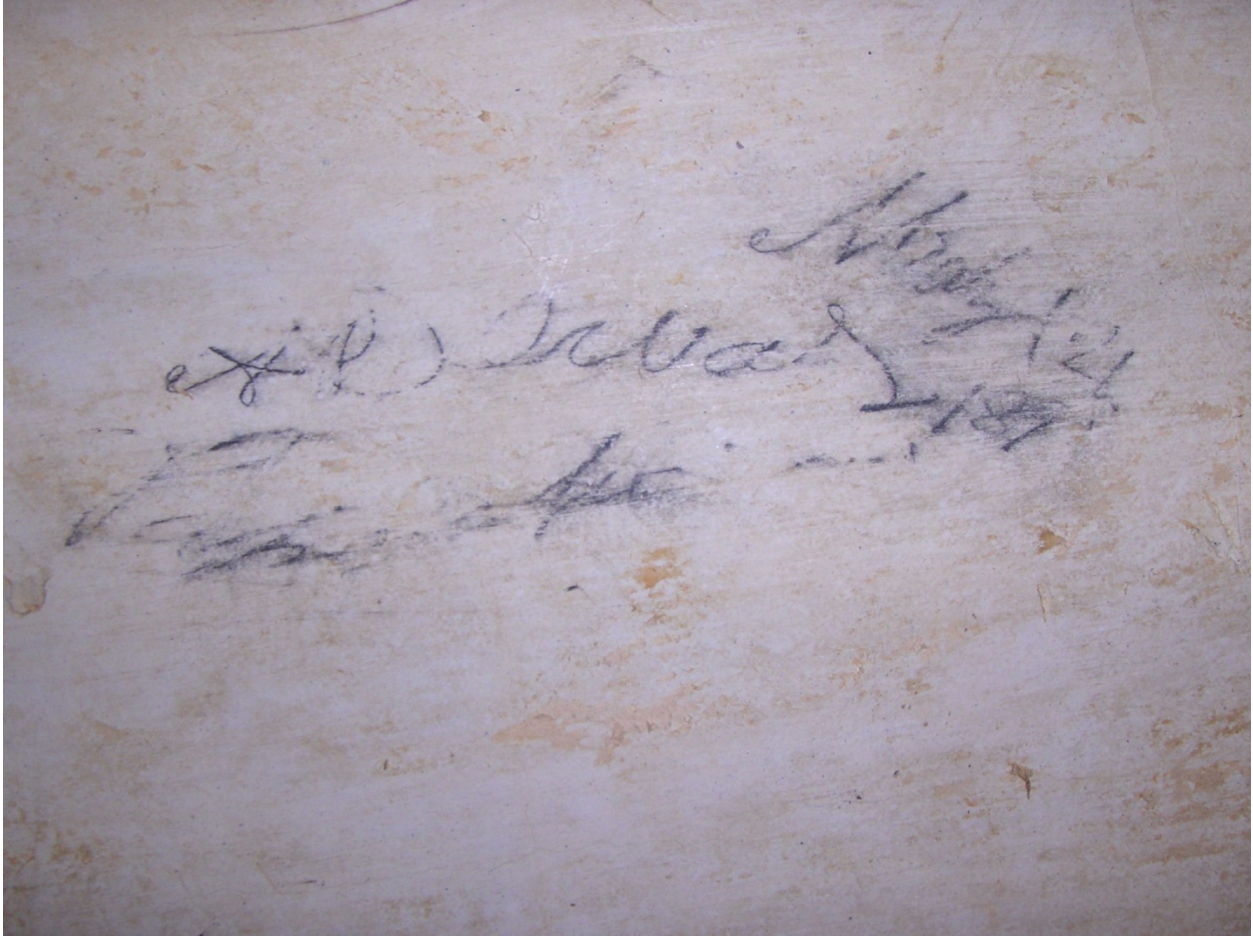
3. Foundry stone located at bottom of the post that held the railing as a support. They currently hold the hand railing at the entrance of the house.



4. Detail of stained glass window in transom.



5. Close up of capital before restoration work. The original archways, capitals and columns were made of oak. The original archways are still present. The columns and capitals are made from wood today but not oak. The columns are wood underneath a man-made material wrap. The capitals have been restored but are reflective of the original design.



6. Writing on the wall



7. Grand Trunk Railway Symbol, similar to the symbol found on the railing.