



Research Report

**122 Division Street  
City Of Oshawa**

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## **1. Introduction**

### **1.1 Purpose of Report**

This report evaluates the cultural heritage significance of 122 Division Street 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 the heritage and landscape value of the property more fully in accordance with the Ontario Heritage Act (the Act).

### **1.2 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 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 of and heritage attributed to the subject property, it is concluded that the subject property merits designation under the Ontario Heritage Act considering criteria 1 (i), 2 (i) and 3 (i).

## 2. Location

The dwelling at 122 Division Street is located in the City of Oshawa on the west side of Division Street, on a corner lot, south of Colborne Street East and north of William Street East.

### 2.1 Legal Description

PT LT 18 PL 121 OSHAWA; PT LOT 19 PL 121 OSHAWA AS IN OS61700.

### 2.2 Site Description

Built between 1912 – 1919, the dwelling at 122 Division sits on a medium sized corner lot. Located in a residential neighbourhood of early 20<sup>th</sup> century buildings, this home stands prominently on the southwest corner of Colborne Street East and Division Street in the City of Oshawa.



Figure 1- Location of 122 Division Street, Oshawa, ON. GIS Map City of Oshawa, May 2021

### 3. Historical Context

#### 3.1 Summary

In the years following World War I, Oshawa entered a period of significant prosperity. Colonel R.S. McLaughlin's foray in the automobile industry proved more successful than he could ever have foreseen, particularly after his firm was expanded into General Motors of Canada in 1916. The population of the city quadrupled between 1900 and 1930, necessitating considerable new home construction. This meant that the district where the dwelling stands on Division Street became home to many individuals who worked at the Carriage Factory which became General Motors of Canada, which was located directly east from this property.

The dwelling located at 122 Division Street is an example of an early twentieth century dwelling featuring elements of Edwardian Classicism. Situated prominently on a corner property, the front façade faces east onto Division. This home stands on a medium sized lot with mature vegetation.

#### 3.2 Lot History

In 1837, Concession 2, Lot 9 was owned by Chas Arkland<sup>1</sup>.

The 1877 Beers Map of the Village of Oshawa indicates that the southeast section of Concession 2, Lot 9 was not subdivided.

In 1903, Mrs. Mary Jane Thomas filed *Mrs. Thomas' Plan 121* on October 29, 1903.

According to the 1911 Fire Insurance Map, the land on Division Street between Colborne Street and William Street East was not subdivided into lots.

In 1911, Arthur J. Gay, a carpenter from Darlington Township, purchased Lot 18 and Lot 19 of Plan 121 from Mary J. Thomas for \$1700. Arthur Gay resided in Darlington and is most likely connected with the long-standing Gay Construction Company, that has been in business since the late 1800s. *Gay Company Limited* in its current establishment was incorporated in 1971. The family has been in the General Contracting industry in one form or another for well over 100 years. In the late 1880's and well into the early 1900's the Gay Family started off as a builder of barns and houses.<sup>2</sup>

In 1912, Alfred Gully, a carpenter, purchased a lot from Arthur J. Gay for \$2137.00.

In 1919, Clarence E. Young purchased the current property and lot for \$3723.00 from Alfred Gully.

In 1950 John Earl Hann purchased the dwelling located at 122 Division. He resided in this home with his wife Irene for almost fifty years.

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<sup>1</sup> Waltons 1837 Directory

<sup>2</sup> [www.gaycompanylimited.com](http://www.gaycompanylimited.com)

### 3.3 Owners

#### Clarence E. and May Young

According to Vernon's Directories for the Town of Oshawa in 1921, residing at 122 Division Street was Clarence E. Young a mechanic, who worked at General Motors of Canada. Clarence Young resided at this address with his wife May, until the mid-1930s.

According to Vernon's Directories for the City of Oshawa, Mr. Young had tenants in his home that worked at General Motors of Canada factory.

After Clarence Young and his family moved out of the home, there were numerous owners who resided in the home that worked at the *General Motors of Canada* factory that was located adjacent to the current property.

Date	Owner (O) or Tenant (T) Name	Occupation
1921	Clarence E. Young (O)	Assembler
1924	Clarence E. Young (O)	Mechanic, General Motors of Canada
1928	Clarence E. Young (May) (O)	Mechanic, General Motors of Canada
1930	M.J. McLean (T)	Assembler, General Motors of Canada
1934	Clarence Young (May)	Mechanic, General Motors of Canada
1936	Clarence Young (May)	Mechanic, General Motors of Canada
1937	Vacant	
1940 - 1946	H.M. Barnes (Jenny) (O)	Assembler, General Motors of Canada
1947 – 1949	Jas Armstrong (Marie) (O)	Trimmer, General Motors of Canada
1950	John Earl Hann (O) Ronald Burch (T)	
1951 – 1996	J.E. Hann, (Irene) (O)	Attendant, Ontario Hospital, Whitby

#### John Earl Hann and Sarah Irene Mollon

In 1950 John Earl Hann purchased the dwelling located at 122 Division. Earl Hann was born in Oshawa on December 13, 1910. He was one of three children born to his parents. He attended Mary Street School and Oshawa CVI (O'Neill CVI), and he later married Sarah Irene Mollon. Earl worked as a Laboratory Technician at the Ontario Hospital in Whitby. He also was a veteran of World War II.

Earl was one of the founding members of the Historical Society when it began in 1957. He was Vice President of the OHS in 1967, and from 1968 to 1973, he served as the President of the Oshawa Historical Society, which oversees the administration of the Oshawa Museum today. During the 1970s and 1980s, Earl was the curator at Robinson House where he oversaw exhibit development and administration, and it was during the early 1980s that he chaired the committee for the restoration of Guy House. In 1997, a tree and stone monument were unveiled in his honour at Lakeview Park, and the annual Volunteer Award at the Oshawa Museum had been named after him. Earl Hann passed away on April 2, 2004 at the age of 93.

### Condition and Current Use

The dwelling at 122 is a residential home. Recent or current owners of the home have been conscientious in the repair and maintenance of this dwelling. All modifications and additions are in keeping with the original style. Original elements have been retained where possible and in filled or replaced as needed.

## **4. Structural Design and Architecture**

### **4.1 Form and Design**

The exact date of construction is not known. It was constructed sometime after 1911 and prior to 1920. The architectural style and materials of the dwelling at 122 Division suggest a first quarter twentieth century date of construction.

The style of this dwelling is Edwardian Classicism. In contrast to the complex and decorative style of the late nineteenth century, Edwardian Classicism has a simplified but formal composition. The Division Street example has fewer decorative elements and is more linear and balanced than other examples. This three storey home is a rectangular shaped plan, with a bay window located on the north façade. Standing prominently on a corner lot with a large verandah, the prominent façade faces east onto Division Street.

### **4.2 Wall Treatment**

This is a smooth red brick laid in stretcher bond with unadorned walls and fine joints.

### **4.3 Roof**

Typical of the style, the roof is a prominent feature. The roof is a gable medium pitched roof featuring two dormers, one on the south side and one on the north side and two separate window openings one of the west side and one of the east side. There is a chimney located on the west façade of the home. The roof cladding is asphalt.

### **4.4 Entrances**

The main entrance features a single leaf wooden three paneled door with a multi-paned fixed window opening. This doorway is covered by a large verandah that spans the front façade. The verandah features wide columns with brick on the lower portion and black vinyl covered tops. The front façade faces east on Division Street. The west façade of the home features a second entranceway.

### **4.5 Window Openings**

Two over two double hung sash windows that are recessed into the brick with brick voussoirs over top. Each owns a cement lugsill that has been painted or covered in vinyl. The fenestration (window placement) is balanced on the prominent façade, west façade and north façade. The west façade features no window openings. The widths and style vary, but each flat window opening is slightly recessed. The sashes are mainly double hung. A bay-window is located on the front east façade of the dwelling on the upper level. A two-storey bay-window is located on the north façade.



## **5. Applicability of Ontario Regulation 9/06 of the *Ontario Heritage Act***

In light of the findings of this report, it is concluded that the property located at 122 Division Street, in the City of Oshawa 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 1. Design or physical value, 2. Historical/associative value and 3. Contextual value.

1. (i) This property has design and physical value because the building is representative of 20<sup>th</sup> century dwelling constructed in the style of Edwardian Classicism.
2. (ii) This property has direct association with the area in which the home stands as most of the homes in this area were constructed from the 1900-1920s during a period of growth in the Town of Oshawa (now the City of Oshawa) during its industrial boom.
3. (i) This property is important in supporting the character of the residential area that includes Elgin Street, Agnes Street, Mary Street and Division Street; that grew during the industrial boom in the Town of Oshawa when the McLaughlin Carriage Factory became General Motors of Canada.

## 6. Resources

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

Beers, J.H. & Co. *Illustrated Historical Atlas of County of Ontario*. Toronto: 1877.

Census Records, Town of Oshawa, 1901, 1911, 1920, [www.collectionscanada.ca](http://www.collectionscanada.ca)

Conveyances Abstract. Durham Land Registry Office, Whitby ON.

Genealogy Files, Oshawa Archives

City of Oshawa, Fire Insurance Maps, 1911, 1921,

Pedlar, Samuel. Samuel Pedlar Manuscript. 1901

Town of Oshawa Plan, 1894

*Vernon's City of Oshawa Directory*, 1921 -1995

1837 Walton's Directory Whitby Township

[www.ontarioarchitecture.com](http://www.ontarioarchitecture.com)

[www.gaycompanylimited](http://www.gaycompanylimited).

*Note: This report was completed without access to the Town of Oshawa's Assessment Rolls due to closure of the Archives of Ontario.*

## 7. Historical Images of the Property



Figure 2 - 122 Division Street, east façade, 2009. Google Maps

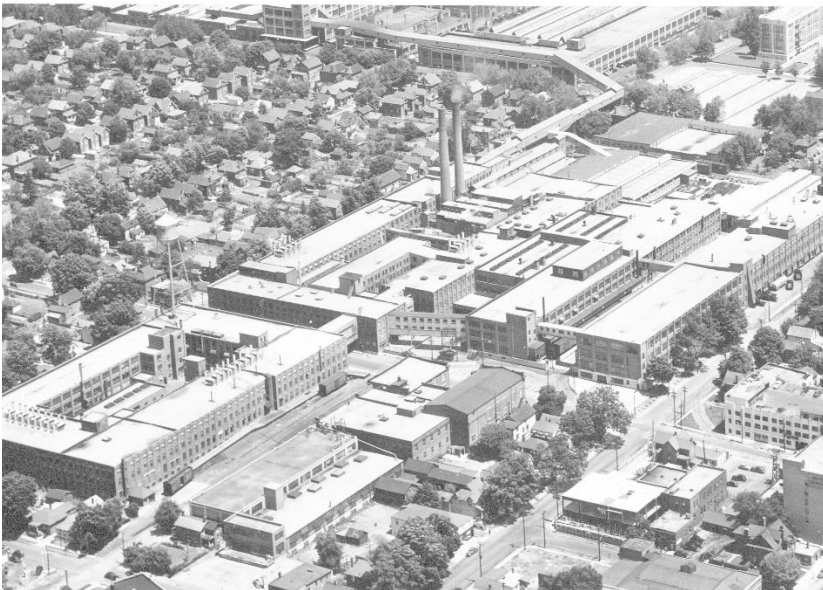


Figure 3 - The General Motors of Canada Factory, 1950. Oshawa Archives

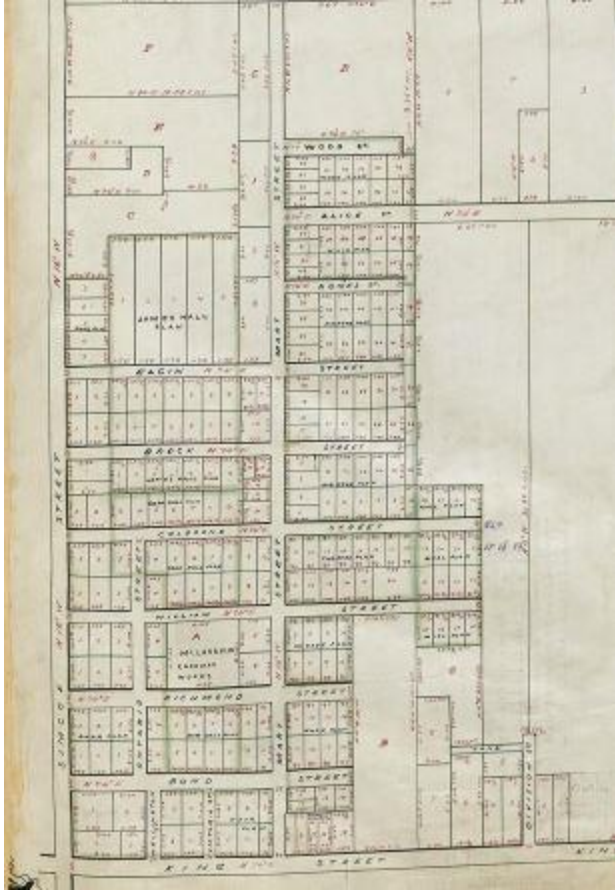


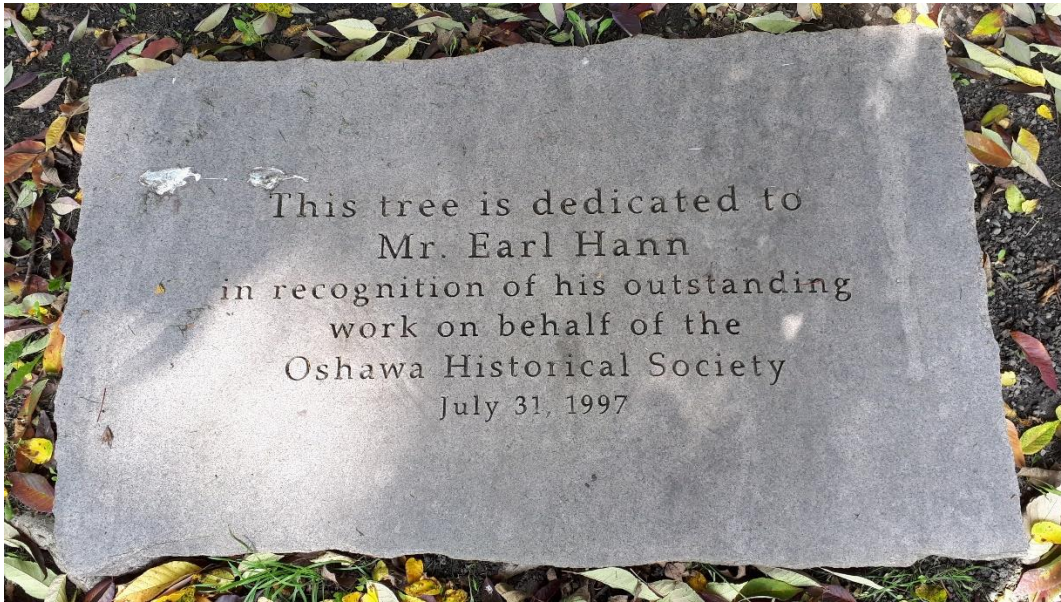
Figure 4- Town of Oshawa Plan Concession 2, Lot 9, 1894



Figure 5 - Earl Hann and Mayor Pilkey put the last nail in Guy House, 1985. Oshawa Archives



*Figure 6 - Tree planted in Earl Hann's honour*



*Figure 7 – Stone monument placed by the tree that reads "This tree is dedicated to Mr. Earl Hann in recognition of his outstanding work on behalf of the Oshawa Historical Society, July 31, 1997."*

## 8. Current Photographs of the Property



*Figure 8 - 122 Division, east façade, May 2021*



*Figure 9 - 122 Division, north façade, May 2021*



Figure 10 - 122 Division Street, northwest façade, May 2021



Figure 11 - 122 Division, southeast façade, May 2021



Figure 12 - 122 Division Street, northeast façade, May 2021