



Heritage Research Report:

# 76 Elgin Street East City of Oshawa

Prepared for Heritage Oshawa

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## **FIGURES AND APPENDICES**

Appendix A – Interior & Exterior Photographs

## 1.0 Introduction

### 1.1 Purpose of the Report

This report evaluates the heritage significance of 76 Elgin Street Oshawa, located in the City of Oshawa and examines the suitability for designation under Section IV of the *Ontario Heritage 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 in order to designate a property under the provisions of Section IV.

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), & 3 (i).

## **2.0 Description of Property**

### **2.1 Location**

The dwelling at 76 Elgin Street East is located in the City of Oshawa on the north side of Elgin Street East, west of Mary Street.

### **2.2 Legal Description**

76 Elgin Street East is located on part of lot 10 in the 2<sup>nd</sup> concession in the City of Oshawa also known as Lot C-22 Sheet 8 Municipal Plan 335. Registered Land Registry Pin OS147919.

### **2.3 Site Description**

Built in circa 1902 the dwelling at 76 Elgin Street sits on a medium sized lot with lots of mature vegetation and beautiful gardens. Located in a residential neighbourhood of early 20<sup>th</sup> century buildings, this home stands prominently on the northwest corner of Mary Street and Elgin Street East in the City of Oshawa.

## **3.0 Historical Attributes**

### **3.1 Summary**

In the years following World War I, Oshawa entered a period of significant prosperity. Col. 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 this dwelling stands on Elgin Street became home to many individuals who worked at the Carriage Factory which became General Motors of Canada.

The dwelling located at 76 Elgin Street East is an example of an early twentieth century dwelling featuring elements of Edwardian Classicism. Situated on a corner property, the prominent façade faces south onto Elgin. This home stands on a medium sized lot with mature vegetation.

### **3.2 Early Lot History**

Isabella Shaw received the patent for lot 10, concession 2 on May 16<sup>th</sup>, 1798 Isabelle Powell owned this parcel of land until 1819, when it was sold to Francis Leys. Subsequent owners included Norris and William Kerr (1832), Elijah Height, Joseph Wood, Abraham Farewell and Henry Pedlar (1841). It was during the ownership of this land by the Kerr family that earliest subdivision into ¼ and ½ acre lots took place beginning in 1834. Early directories indicate that occupants of this lot in 1837 included both the actual owners and as well as tenants. These individuals included Thomas Chatterson, William Karr (Kerr), James Ross and Sullivan Turner. (Walton 1837)

The 1877 Beers Map of the Village of Oshawa indicates that the south west section of Concession 2, Lot 10 was already subdivided.

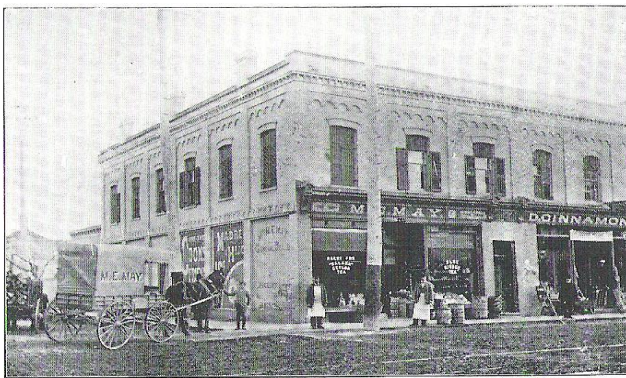
### 3.3 Owners

#### Mary E and John May

In 1864 John and Mary E May, native of Devonshire England, came to Oshawa. In 1897, M.E. May received the lot where this dwelling stands from Franklin Henry and Wife, it does not show a purchase price but indicates a Bill and Sale took place. In 1903 John and Mary E May sold 67/100 acres of the south east portion of Lot 10, Concession 2 for \$2000 to Edward Sloman. There was most likely a dwelling on this lot when it was sold to Mr. Sloman as indicated by the purchase price 67 acres.

Early directories indicate that John May's occupation was a brick layer. He might have built this home for his family. The home was most likely built between 1897 and 1902. Due to the style of the home it indicates that it was built in the early 20<sup>th</sup> century.

In 1887 ME May had established a Grocer in Oshawa called M.E. Grocery. They carried a full line of groceries, chinaware, glassware, crockery, jewellery, fancy goods and boys' ready-made clothing as well as a line of dry goods. (Manchester of Canada:



GROCERY OF M. E. MAY.

**Photo: Manchester of Canada, 1911**

In 1903 Edward Sloman purchased the property from John and Mary May. The current owner, Jane Dixon, found a bill hidden behind the baseboards when they were renovating. The bill was made out to a Mister Sloman for music lessons. It was dated 1904.

In 1908 Josiah Lick purchased the property from Edward Sloman for \$2700. The 1911 Census lists Josiah Lick, a retired farmer, living with his wife Emma, aged 78 and granddaughter Beatrice, aged 19, they all live at 76 Elgin Street East. Josiah Lick was born in the USA. He came to Canada in 1874. Hi wife Emma Lick was born in Ontario. The 1920 Oshawa Directory lists Emma Lick (widow) as residing at 76 Elgin Street East. Josiah and Emma lick are buried in Union Cemetery in the City of Oshawa.

In 1965 Jane and Angus Dixon purchased the home from the estate of Ora Lizzie Caldwell. The Caldwell family had owned the home since the late 1920's. Augus Dixon served as a pilot during World War II and was principal at O'Neill Collegiate and Vocational Institute. Jane Dixon is a Canadian artist who specializes in wall hangings inspired by nature and the countryside around her summer home in Burnt River. Her works of art are held in Ontario Art Gallery collections including Oshawa's Robert McLaughlin Gallery. The Dixon family has restored the interior of the home; most of the woodwork is original, original wood floors in the dining area and living room underneath the carpeted floors. Care has been taken when introducing custom made reproductions such as moldings and other elements.

### **3.4 Additions**

There are two additions that have been added onto the north façade of the original dwelling. The first addition was added shortly after the house was built as it appears on the 1911 fire insurance map. This is a one storey addition that currently contains the kitchen. Once inside you can see what used to be the exterior brick wall is now the south wall in the current kitchen. What was once a window opening on the north façade of the home is now a built in shelf. One- storey extensions or tails to main dwellings were usually standard as kitchen wings.

The second addition was added by the current owners, it is a one-storey addition with a cement foundation that has a full basement. The addition was added in the 1970's. The cladding on the additions is sympathetic in design by keeping with the original use of red brick.

#### **4.0 Condition and Current Use**

The current owner has been conscientious in the repair and maintenance of this dwelling. All modifications and additions are in keeping with the original style and incorporate historic materials if available. Original elements have been retained where possible and in filled or replaced only as needed.

### **5.0 Architecture**

#### **5.1 Date of Construction**

The exact date of construction is not known. The date established for this home is circa 1902. It was constructed sometime between 1897 and 1902. The architectural style and materials of the dwelling at 76 Elgin Street East suggest a first quarter twentieth century date of construction. The Fire Insurance Map of the Town of Oshawa, 1911 indicates a dwelling located at 76 Elgin Street East therefore the house was already constructed and the first addition was added (indicated on the fire plan); a third addition was added by the current owners in the 1970's.

When the current home owners stripped off the old wall paper in the north upstairs bedroom, written on the wall were the words, "April 24<sup>th</sup> 1902 F. Patte, Alf Patte, Walter Patte, Decorators of Oshawa". This indicates a building date of circa 1902. The current owner of the home believes it was possibly built around 1890 at the same time as the house next door after the original house burnt down. Further research may support this date.

#### **5.2 Form**

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. This Elgin Street example has fewer decorative elements and is more linear and balanced than other examples. In a T-shaped plan, a one-storey addition on the north was added. Although a corner property, the prominent façade faces south onto Elgin Street East.

### **5.3 Masonry**

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

### **5.4 Foundation**

The foundation appears to be natural stone. A fieldstone or natural stone foundation is found under the first addition made to the north façade of the home. The second addition features a poured concrete as a foundation.

### **5.5 Roof**

Typical of the style, the roof is a prominent feature. The main roof is a gabled medium pitch featuring 4 separate windows like those found elsewhere on the home.

The roof cladding is asphalt shingles. According to the current owner when the roof cladding was replaced, underneath the asphalt shingles were layers of cedar shake.

This indicates that the original roof was most likely cladded in cedar shake.

There is a chimney stack rising from the roof of the house on the rear addition.

### **5.6 Entrances**

The main doorcase features a single leaf wooden storm door with a six-paned fixed window opening and arched overhead. A door opening of similar style is located in the north side of dwelling facing east onto Mary Street. The wooden interior door that is covered by the storm door is original to the home and features a beautiful stain glass window pane and the original door bell.

## **5.7 Window Openings**

Two over two double hung sash windows that are recessed into the brick with radiating voussoirs over top. Each owns a wooden/cement lugsill. The fenestration (window placement) is balanced on the prominent façade and east façade but irregular on the remaining sides. The widths vary, but each flat opening is slightly recessed. The sashes are mainly double hung and a few are fixed.

Several of the windows are original on the (main) north west and the window on the lower west façade. Both are fixed window openings.

## **6.0 Conformity to Applicable Designation Criteria**

In light of the findings of this report, it is concluded that the dwelling located at 76 Elgin Street East, in the City of Oshawa several of the criteria outlined in Regulation 9/06, as follows:

- 1(i) is an early example of a 20<sup>th</sup> century dwelling constructed in the style of Edwardian Classicism.
- 2(ii) has a direct association with the area in which the home stands as most of the homes in this area were constructed from 1900-1920s during a period of growth in the Village of Oshawa (now the City of Oshawa) during its industrial boom.
- 3(i) 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 Village of Oshawa when the McLaughlin Carriage factory became General Motors of Canada.

## **7.0 Proposed Designation Statement and Description**

### **7.1 Purpose**

Should the Heritage Oshawa Committee and Council agree that designation of 76 Elgin Street East is appropriate, it is recommended that the following designation statement and description be incorporated into the designation by-law.

### **7.2 Location and Description of Property**

The Dixon House, located at 76 Elgin Street East in the City of Oshawa, is representative of a twentieth century dwelling constructed in the style of Edwardian Classicism. It is likely that this home was constructed between 1897 and 1902 by John May who was listed as a brick layer and resided in the home with his wife Mary from 1897-1903. This dwelling stands prominently on a corner lot with mature vegetation and is surrounded by similar homes that were built prior to or just after World War I while Oshawa's economy was booming.

### **7.3 Statement of Cultural Heritage Value or Interest**

The structures cultural heritage value results from their historical significance and their importance as a cultural heritage property that was constructed during a period of growth in the City of Oshawa when the McLaughlin Carriage Company became General Motors of Canada, which was located one block away from this dwelling.

The cultural heritage value of 76 Elgin Street East is related to its architectural or design value, as it is representative of an early twentieth century dwelling constructed in the style of Edwardian classicism.

## **7.4 Description of Heritage Attributes**

- The architecture of 76 Elgin Street East is an example of Edwardian Classicism, early twentieth century design with a T-shaped plan
- Smooth unadorned brick walls with fine joints
- Fieldstone foundation
- Original front classical wooden interior door and storm door
- Original window openings on the lower main façade and lower west façade with radiating voussoirs
- Original stain glass window on the first floor main façade.
- Small verandah on the main façade featuring original wood work

## **8.0 Recommendation**

It is recommended that the dwelling located at 76 Elgin Street East, in the City of Oshawa be considered for designated in accordance with the provisions of Part IV of the Ontario Heritage Act for its cultural heritage value.

## Sources

Conveyances Abstract and related documents. *Durham Land Registrar's Office*

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

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

Census Records, *Oshawa 1881, 1911*

Dixon, Jane. **M.F.I.P.A. Sec. 14(1)**. February 5, 2013

Fire Insurance Map, City of Oshawa. 1911

Oshawa Community Archives, Subject Files

Thomas Bouckley Collection. The Robert McLaughlin Gallery

452 Simcoe Street North, Oshawa. Designation Report 2011

Appendix – Photographs

M.F.I.P.P.A. Sec. 14(1)



M.F.I.P.P.A. Sec. 14(1)



M.F.I.P.P.A. Sec. 14(1)



M.F.I.P.P.A. Sec. 14(1)



M.F.I.P.P.A. Sec. 14(1)





Southwest Façade, 76 Elgin Street East, January 2013



South Façade, 76 Elgin Street East, January 2013





Porch, South Façade, 76 Elgin Street East, January 2013



East Façade showing additions on the north facade, 76 Elgin Street East, January 2013



Main Façade, South Façade, 76 Elgin Street East, January 2013