



## Research Report

2651 Harmony Road North  
Oshawa, ON

Prepared for Heritage Oshawa  
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## 1. Introduction

### 1.1 Purpose of Report

The purpose of this report is to provide detailed heritage information and an evaluation against Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest, for the property at 2651 Harmony Road North.

### 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 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 in light of criteria 1 (i).

## 2. Description of Property

### 2.1 Location

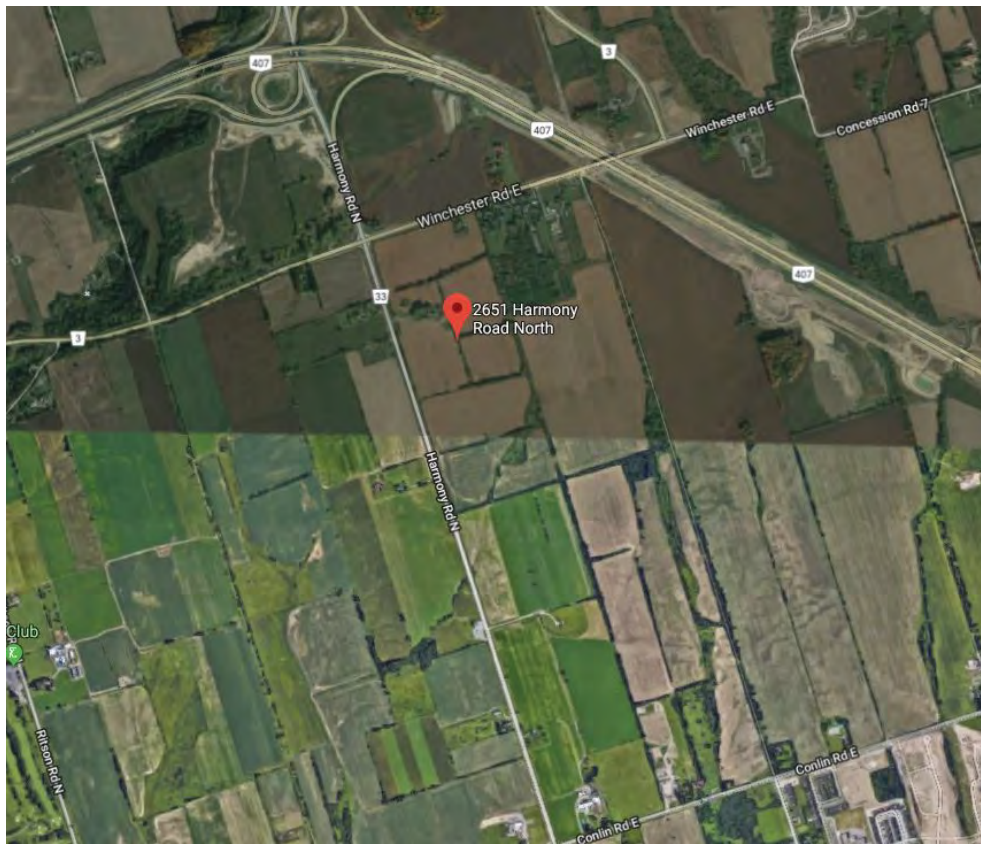
The house at 2651 Harmony Road North is located on the east side of Harmony Road North, south of Winchester Road.

### 2.2 Legal Description

The subject property is located on the north half of Lot 4, Concession 5, East Whitby Township, now the City of Oshawa, Plan 40R1308 Part – Pt 1 & 2. The dwelling at 2651 Harmony Road North, is on the east side of Harmony Road North, south of Winchester Road and north of Conlin Road.

### 2.3 Site Description

Constructed in the 1870s, the stone dwelling at 2651 Harmony Road North, Oshawa, ON sits on a large lot (39.6 ha, 97.9 acres) with a lot of mature vegetation, to the north of the home stands a silo and barn foundation.



Location of 2651 Harmony Road North. Google Map July 2018

### **3. Historical Context**

#### **3.1 Summary**

The house at 2651 Harmony Road North is representative of a small gothic revival stone cottage. It is situated on approximately 40 hectares (100 acres) of agricultural land. Located on the property north of the home is a silo and the foundation of a barn, reflective of its original purpose, a farm. Originally an East Whitby Township lot, it is now within the City of Oshawa. The dwelling at 2651 Harmony Road North is believed to have been built sometime between 1853 and 1877. This particular home has begun to fall into a state of disrepair.

The house is located in an area of a rapid development in the north end of Oshawa. It is one of the few remaining stone houses in Oshawa that is similar in design and masonry to two other stone houses that were located in the area. 1848 Townline Road North that was demolished for a new residential development in North Oshawa and 2850 Grandview Street North, which is still standing.

#### **3.2 Early Lot History**

The 81 hectares (200 acres) of Lot 4, Concession 5, East Whitby Township, were patented on June 16, 1832, by Earle Hugh. In 1853 John Hart Sr. purchased 40 hectares (100 acres) from Earle Hugh. A house was built on the property sometime between 1853 and 1877.

In 1883 the Brooking family purchased the property and home. According to the Will of Ann Brooking, in July 1919 the house and estate was turned over to Ernest Brooking and William Brooking.

In 1919 Charles Everitt Love, born in the United States, purchased the property and the home from the Brooking family for \$5500. According to the 1921 census Charles Everitt Love (32), a farmer resided in a stone house with his wife, Florence (31), children Lorraine (8), Jean (6), Florence (4) and Leland (3) and a lodger Edward Sutton (18). In 1973, Charles Everitt Love willed the property to Charles D. Love and Marilyn J. Love. The home remained in the Love family until the late 1990s.

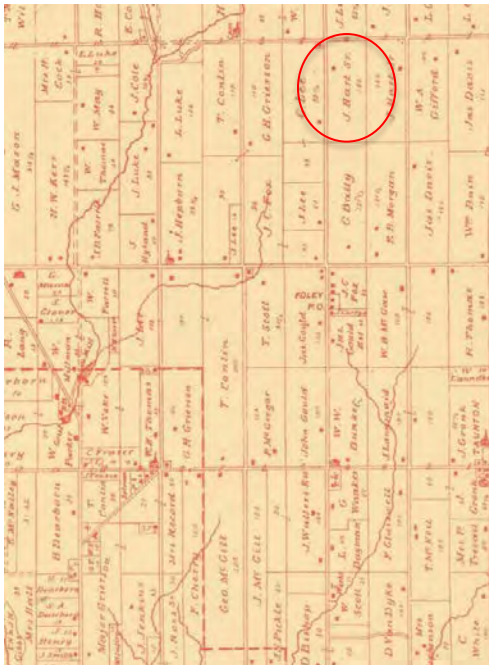
#### **3.3 Current Owner**

The property and dwelling have been sold to the real estate company Minto. The property is located in the Kedron Part II Plan area and partially located in the Prime Agricultural area. The house at 2651 harmony road north is located in the Prime Agricultural area.

## 4. Structural Design and Architecture

### 4.1 Date of Construction

This home was built prior to 1877. According to the 1877 Illustrated Historical Atlas of County of Ontario, John Hart Senior owned 40 hectares (100 acres) of land in Lot 4, Concession 5 in East Whitby Township. This map from 1877 indicates that there was a home on the property at the same location as the current dwelling.



1877 East Whitby Map, Illustrated Historical Atlas of County of Ontario.

### 4.2 Form and Design

The subject dwelling is an example of a small gothic revival cottage with a 3-bay design (centre door, flanking windows). This particular design was promoted in the 19<sup>th</sup> century by American landscape architects Andrew J. Downing (1815-1852), as well as the *The Canada Farmer* in 1865 where it was featured complete with drawings for the farmer to build. The Canadian Farmer identified this style of Gothic Revival Cottage as a “cheap country dwelling house”.

This is a 1½ storey, stone dwelling with a steep roof pierced by a 1 chimneystack. This dwelling has a small centre-gable and simple verge boarding (barge boarding). There is an extension on the east façade and north façade. Unfortunately due to the overgrown vegetation surrounding the home, the extensions were difficult to view up close and do not appear in pictures.

### **4.3 Wall Treatment**

The dwelling is clad in stone/slate. The foundation is fieldstone. The wall treatment on this stone house is very similar in design and masonry to the cladding once found on 1848 Townline Road North and currently on 2850 Grandview Street North.

### **4.4 Entrances**

The centre entrance door case is classical in design, with a transom above the door case. The wooden door is paneled, modern in design.

### **4.5 Window Openings**

The window openings are flat, simple sash windows with stone heads. The frames and lugsills appear to be made of wood. The existing sash has 6x6 panes. The windows are symmetrically placed on the ground level with segmented stone heads over the windows reflecting the vernacular style of the era. The west façade features a 6x6 pane window in the small centre-gable. The north and south façade feature 6x6 sash windows on the upper and lower storey. It appears that the windows and a few of the glass panes are original.

### **4.6 Roof**

The characteristic component of the Gothic Revival style is the steep roof with centre gable, which is reflected in this dwelling. This particular dwelling contains one tall chimney on the north end of the roof; that appears to be original to the structure. The roof cladding is modern with black asphalt shingles.

## **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 2651 Harmony Road North meets the criteria outlined in Regulation 9/06 under the category of 1. design or physical value.

- 1 (i) This property has design and physical value because this house is an excellent example of an early gothic revival stone cottage with a 3-bay design (centre door, flanking windows)



## 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.

Conveyances Abstract. Durham Land Registry Office, Whitby ON.

East Whitby Township census, 1901, 1911, 1920, [www.collectionscanada.ca](http://www.collectionscanada.ca)

Genealogy Files, Oshawa Archives

Heritage Oshawa Minutes, February – May, 2018

Oshawa Express Newspaper. *Collaborative Build one of Oshawa's Largest*. February 19, 2016

The Canada Farmer Toronto: Upper Canada. May 1865 [www.canadiana.ca](http://www.canadiana.ca)

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

## 7. Current Photographs of the Property

Due to the overgrown vegetation on the property taking photographs of the property was difficult.



1. 2651 Harmony Road North, Front Façade, West/South Elevation. See historical photographs for an image of the front façade without the vegetation.



2. 2651 Harmony Road North, South Elevation



3. Silo on property, located north of the home.



4. 2651 Harmony Road North, Driveway and outbuilding located south of the house.

## 8. Historical Photographs/Illustrations



1. 2651 Harmony Road North, West Façade, *Heritage Oshawa Collection, Oshawa Museum. May 1998.*