



Research Report

**117 King Street East
City Of Oshawa**

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November 2021

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1. Introduction

1.1 Purpose of Report

This report evaluates the cultural heritage significance of 117 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 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)

2. Location

The building at 117 King Street East is in the City of Oshawa. It is on the south side of King Street, on a corner lot, west of Charles Street, east of Mary Street.

2.1 Legal Description

The property is located at 117 King Street East. The legal description of the property is LTS 3 TO 5 PL 115, LTS 1 & 5 PT LTS 2 & 6 PL 46, AS IN D92397; OSHAWA

2.2 Site Description

The building located at 117 King Street East, on the south side, located east of Mary Street and west of Charles Street. This building, known as the Oshawa Clinic, stands prominently on the corner of King Street East and Charles Street in Oshawa.

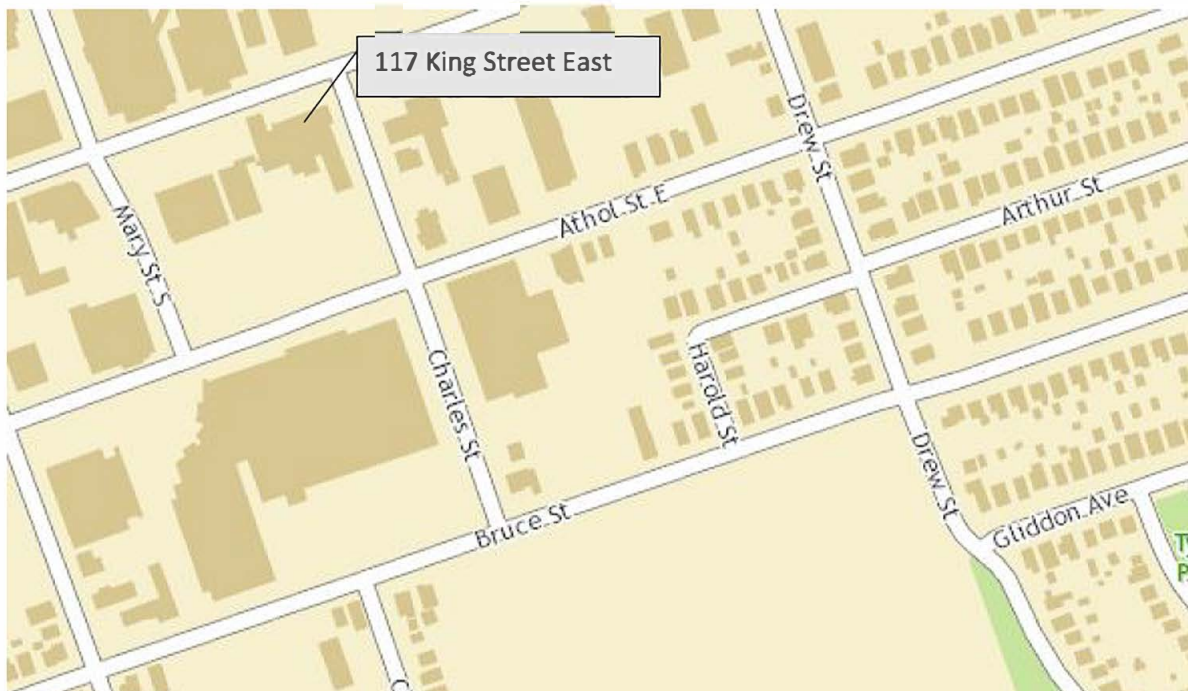


Figure 1- Location of 117 King Street East, Oshawa, ON. GIS Map City of Oshawa, September 2021

3. Historical Context

3.1 Summary

The building located at 117 King Street East in Oshawa, is home to the Oshawa Clinic. The Oshawa Clinic officially opened at the corner of King Street East and Charles Street on December 1, 1948. For over 94 years the Oshawa Clinic has been providing quality health care services to families in Durham Region and during this time, the Oshawa Clinic has grown into one of the largest multi-speciality medical group practices in Canada.

3.2 Lot History

In 1899, the Bassett and Evely's Plan was filed on November 16 by Richard Bassett and wife. This plan includes part of Lot 10 in the first Concession.

According to the 1911 Fire Insurance Map for the Town of Oshawa, three residential homes stood on the property where the Oshawa Clinic stands today.

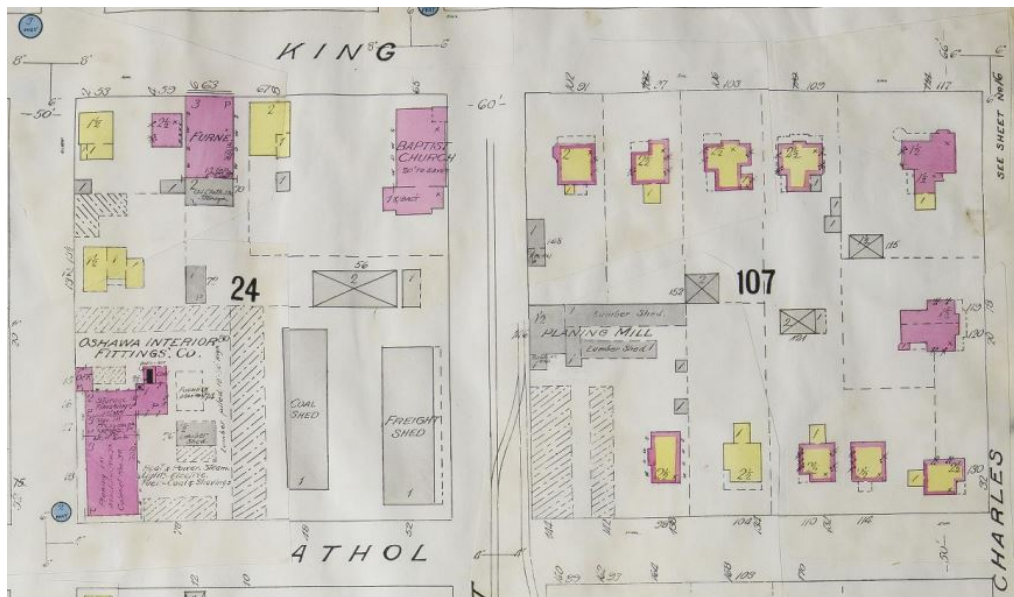


Figure 2 - 1911 Town of Oshawa, Fire Insurance Plan, showing the property prior to the construction of the Oshawa Clinic building. Oshawa Archives

According to the 1921 City of Oshawa Directory. The addresses of the dwellings were 103, 109 and 117 King Street East.

103 King Street East was the residence of Mary Lander (widow, John Lander), it was demolished in the 1970s.

109 King Street East was the residence of Thomas Miller, of Miller's Arcade¹. In 1945 Dr. Charles Russell purchased the home and ran his practice out this location until the

¹ Miller's Arcade was a business located in downtown Oshawa from 19....

mid-1960s. The property and home were sold to the Oshawa Clinic in 1969. The home was demolished to make way for the eight-storey tower addition.

117 King Street East was the residence of J.F. Tamblyn (postmaster) and Annie Totten (general).

The 1944 City of Oshawa Directory lists 117 King Street East as a business, *Meagher's Funeral Home*, owner was F.J Meagher and his wife Lillian.

In 1946 Grant Bird, Oscar Mills and Leslie George purchased the lot, as joint tenants, for \$11 500 from Lillian Meagher.

In 1947, Clinic Buildings Limited was listed as the owner of the property.

According to the 1948, City of Oshawa Fire Insurance Map, indicates the Oshawa Clinic building was under construction.

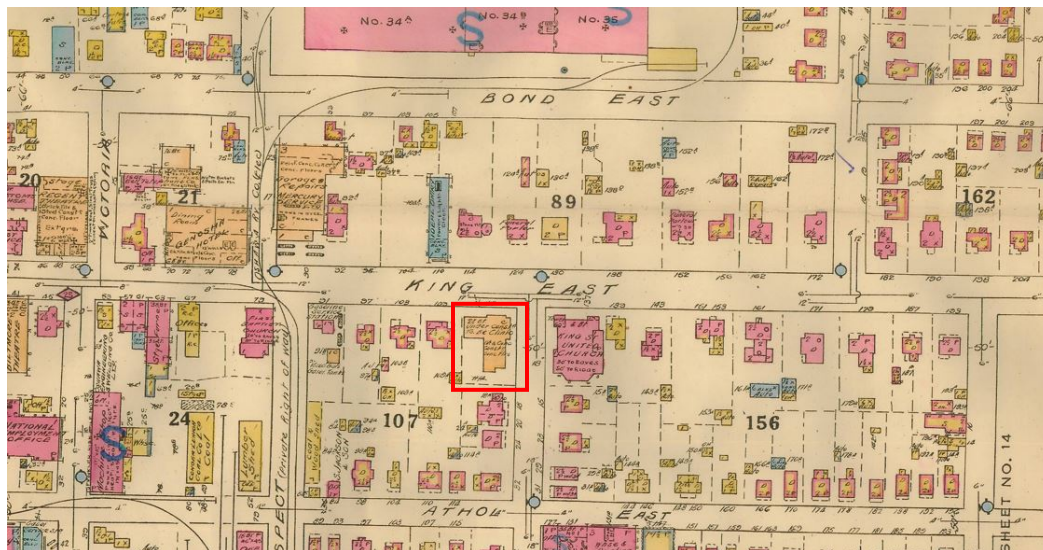


Figure 3 - 1948 City of Oshawa, Fire Insurance Map the red square notes where the clinic building is located on the map it states, "under construction, to be clinic". Oshawa Archives.

Today the building located at 117 King Street East is owned by **M.F.I.P.A. Sec. 14(1)**

3.3 History of the Oshawa Clinic

The Oshawa Clinic originated from a partnership formed in 1927 by Dr. Grant Bird and Dr. Oscar G. Mills who had graduated together from the University of Toronto in 1921. In 1930 they were joined by Dr. W.S. Millman who specialized in Diagnostic Radiology and in 1934 by Dr. James R. Bayne who developed the specialty of Paediatrics. They purchased the home of George Miller to start the Oshawa Clinic. This home was located at 92 King Street East, where the Mary Street Parking garage is today. (See figure 3.)

The Oshawa Clinic is patterned after the idea of the Mayo Clinic in the United States. Dr. Grant Bird and Dr. Oscar Mills visited the Mayo Clinic, in the United States, where the concept of physicians working together in a group practice setting originated. The Mayo Clinic was the first corporate type of clinic established. The idea first moved to Canada in 1921 with the opening of a corporate clinic in Winnipeg. This type of clinic is one where the private practitioners come together to form a corporation of medical services. The doctors own the building, the equipment and invest in the expansion of the facilities. They also draw a salary from the corporation.

The Oshawa Clinic officially opened at the corner of King Street and Charles Street in Oshawa on December 1, 1948.

In 1948 the population of Oshawa was 25,000. In response to the rapidly increasing population, the Clinic continued to add medical staff, hired a business administrator, and improved facilities for laboratory, X-ray, physiotherapy, pharmacy, and medical records.

In 1961, a 30,000 square foot wing was added to the building located on the corner of King Street East and Charles Street, today this section of the building is known as the East Wing.

The partners decided to embark on another major expansion. On May 19, 1971, construction began on the eight-storey tower to allow the group to grow to approximately 40 doctors and establish the urgent care clinic. In 1985 the laboratory, front lobby and urgent care clinic were enlarged and in 1987 the three-storey west wing building was added to the complex.

Another building located on Charles Street is owned by the Oshawa Clinic Group to accommodate the administration offices, physio-therapy unit and other smaller departments.

Over the years, the Oshawa Clinic continued to grow and expand including the addition of the Courtice Health Centre in 1999, home to 24 family physicians, urgent care, and other medical services. The Taunton Health Centre opened in March 2006 and is modeled after the Courtice Health Centre. In 2012, the Oshawa Clinic Group completed construction of the Taunton Surgical Centre. A 36,000 state of the art facility constructed to full hospital standard with 3 operating rooms and is set up to offer a wide range of surgical procedures.

4. Structural Design and Architecture

4.1 Form and Design

The original building located at 117 King Street East was constructed in 1948. This building is an example of a large public building following the classical theme. They have symmetrical main facades, flat roofs, a monumental order of pilasters across the front, and prominent plinths and entablatures, all executed in white stone or artificial cast stone. Sometimes the classical motifs of pilasters and entablatures are extremely simplified, so that the surface of the building is a grid of horizontal and vertical lines. Smaller public buildings are often faced with brick, with contrasting stone trim.

This two-storey, L-shaped (rectangular without the 1961 addition) red brick building, with additions, stands prominently on the corner of King Street East and Charles Street in downtown Oshawa. This building is an example of a 20th century modern classicism public building. It features a frontispiece that projects slightly from the north façade that contains the original entranceway, flanked by two window openings on the first storey and three symmetrically placed window openings on the second storey. The building features large expanses of brick with decorative smooth cement banding, with multiple window openings, each window features a keystone accent. Two rows of decorative stone banding wrap around the building. The original front entranceway on the north façade is classical in design, flanked by two columns and an entablature.

A 30,000 square foot wing was added to the original building in 1961. It is sympathetic in design with matching brickwork, windows, and decorative stone banding.

In 1971 an eight-storey tower was constructed. The tower was constructed by Anderson-Smyth of Toronto. The design and interior furnishing were completed by architects Ogus and Fisher of Toronto. An article featured in the March 27, 1971 *Oshawa Times* states:

“From the top floor the clinic offers a splendid view of the city. You can see all the way south to the lake and north to the Five Points Mall and Taunton Road. The clinic tower is the second highest building in the city being only one floor lower than Rundle Tower in the Civic Square Complex.”

The tower is modern in design.

In 1987, the three-story red brick west wing was added to complex.

4.2 Entranceway

The original entranceway located in the two-storey brick building is classical in design. The door surround features an entablature that rests upon two columns that surround the door on each side. Classical in design, the entablature features an architrave, frieze and cornice. Above the door, that features six panes of glass, is a stained glass transform.

Today the main entranceway is located on the south façade of the building.

4.3 Masonry

The original building features red brick work. The decorative features of the building have been accentuated with smooth cement details, each window opening features a smooth concrete keystone accent. Decorative smooth concrete bands wrap around the building on the upper and lower portion of all the facades.

The tower addition features red brick and is accented with cement details around the exterior of the elevator and stairway shafts.

4.4 Window Openings

The north and east façade has a high percentage of fenestration (window openings). The window openings are symmetrically placed along the first and second storey, are evenly aligned horizontally and vertically. The window openings are 2/2 divided light, sash windows with cement lugsills featuring brick voussoirs with a centre stone keystone.

The window openings in the eight-storey tower and three-storey west wing are modern aluminum window openings.

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 117 King Street East, 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, the original two-storey clinic building constructed in 1948, is representative of 20th century public building constructed in the style of modern classicism
2. (ii) This property has direct association with the Oshawa Clinic. For over 94 years the Oshawa Clinic has been providing quality health care services to families in Oshawa and the surrounding communities in Durham Region.

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, 1911, 1920, www.collectionscanada.ca

Conveyances Abstract. Durham Land Registry Office, Whitby ON.

Genealogy Files, Oshawa Archives

City of Oshawa, Fire Insurance Maps, 1911, 1921, 1948

Oshawa This Week. *Clinic's Records Destroyed in Friday Morning Blaze*. September 23, 1997.

Oshawa This Week. *Oshawa Clinic Looks to Expand*. April 3, 2002.

Photograph Collection, Oshawa Museum.

The Oshawa Times. *Oshawa Clinic is Largest*. March 27, 1971.

Thomas Bouckley Collection. Robert McLaughlin Gallery

Vernon's City of Oshawa Directory, 1921 -1947

www.ontarioarchitecture.com

<https://www.oshawaclinic.com/>

7. Historical Images of the Property



Figure 4 – 92 King Street East, the house on the left of the photo belonged to George Miller. George Miller's home later became the first location of the Oshawa Clinic, a medical office building begun by Dr. O.G. Mills, Dr. Grant Bird, Dr. Bayne and Dr. Millman. Image: Thomas Bouckley Collection, RMG. Circa 1910



Figure 5 - Two houses on the north side of King Street East, east of the service station, can be seen in the right background. The first of these houses was the first location of the Oshawa Clinic, when Dr. Grant Bird, Dr. O.G. Mills, Dr. Bayne and Dr. Millman bought the former home of George Miller and started their medical clinic. Image: Thomas Bouckley Collection, RMG. Circa 1930



Figure 6 - Houses on the left side of the photo (the north side of King Street east) include F.L.Fowke's residence, W.E.Eaton home, hidden by a tree, Dr.Henry's residence, and the R.S.McLaughlin home. Houses at the right were demolished to make way for the Oshawa Clinic. Image: Thomas Bouckley Collection, RMG. Circa 1905.



Figure 7- Facing South-West, this photograph shows the construction of the tower addition to the Oshawa Clinic. The original clinic building is the two storey one at the left of the photograph. Image: Thomas Bouckley Collection, RMG. 1970



Figure 8 – Looking southeast at the tower addition to the original two-storey Oshawa Clinnic Building, shown on the left in this photo. Thomas Bouckley Collection, RMG. 1970



Figure 9 - Looking South at the front of the Oshawa Clinic tower addition on King St E. There are signs saying that Ogus & Fisher are the architects and Anderson-Smythe are the contractors, and a crane on the right side of the photograph. Image: Thomas Bouckley Collection, RMG. 1970.



Figure 10- Looking roughly North-West at the Oshawa Clinic tower addition from the clinic parking lot off the West side of Charles St. Image: Thomas Bouckley Collection, RMG. 1970

8. Current Photographs of the Property



Figure 11 – 117 King Street East, north-east façade. October 2021



Figure 12 – 117 King Street East, north façade, original Clinic Building constructed in 1948. October 2021



Figure 13 – 117 King Street East, northwest façade, tower and part of the west wing. May 2021



Figure 14 – 117 King Street East, three-storey west wing addition, north façade, May 2021



Figure 15 - 117 King Street East, east façade and parking lot, May 2021



Figure 16 - 117 King Street East, south façade and three-storey west wing, Google Map, May 2021