

**Evaluation of 149 Harmony Road South - Harmony Public School
According to *Ontario Regulation 9/06*
City of Oshawa**

Prepared for
Harrison Whilsmith
Planner A
City of Oshawa
50 Centre Street South
Oshawa, ON L1H 3Z7
Tel: (905) 436-3311 ext.2697
Email: HWhilsmith@oshawa.ca

By
Archaeological Research Associates Ltd.
205 Cannon Street East
Hamilton, ON L8L 2A9
Tel: (519) 804-2291 Fax: (519) 286-0493
www.araheritage.ca

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GLOSSARY OF ABBREVIATIONS

ARA – Archaeological Research Associates Ltd.
 CHVI – Cultural Heritage Value or Interest
 MCM – Ministry of Citizenship and Multiculturalism
 OHA – Ontario Heritage Act
 O. Reg. – Ontario Regulation

PERSONNEL

Principal: P.J. Racher, MA, CAHP
Heritage Operation Manager: K. Jonas Galvin, MA, RPP, MCIP, CAHP
Project Manager: J. McDermid, BA, CAHP
Field Survey: A. Savov, BA, Dip. Heritage Conservation, R. Hendricks, MA
Historical Research: R. Hendricks
Photography: A. Savov, R Hendricks
Cartographer: M. Johnson (GIS)
Technical Writers: A. Savov
Editor: A. Barnes MA CAHP

HERITAGE RESEARCH REPORT REQUIREMENTS

	Relevant ARA Section
1. Title Page (including date of report)	Cover Page
2. Table of Contents	Page i
3. Introduction including the purpose of the report and any legislative context	1.0 Introduction
4. A description of the Subject Property (legal description and any defining characteristics, including buildings, landscapes and structures)	3.0 Property Information 5.0 Background Information 7.0 Heritage Attributes
5. A map depicting the site location within the City	3.0 Property Information (Map 1)
6. The historical and cultural significance of the Subject Property	5.0 Background Information Appendix B
7. Evaluation of the Subject Property against Ontario Regulation 9/06	6.0 Evaluation of Significance
8. A statement of Cultural Heritage Value or Interest	8.0 Statement of Cultural Heritage Value or Interest
9. A list of the heritage attributes, with a description of each attribute	7.0 Heritage Attributes 8.0 Statement of Cultural Heritage Value or Interest 9.0. Map of Heritage Attributes
10. A final recommendation on designation	10. Conclusions
11. An Appendix containing labeled colour photographs of the site	Appendix A

1.0 INTRODUCTION

The City of Oshawa has requested that Archaeological Research Associates Ltd. (ARA) evaluate the cultural heritage value or interest (CHVI) of 149 Harmony Road South, commonly known as Harmony Public School, according to *Ontario Regulation 9/06* as amended by *Ontario Regulation 569/22 (O. Reg.)* to determine if the property is worthy of designation under Part IV of the *Ontario Heritage Act (OHA)*. This report has been informed by M. Cole's 2021 *Research Report- Harmony Public School, 149 Harmony Road South, City of Oshawa*.

2.0 METHOD

This report examines the design of the property, presents its history and describes its context.

2.1 Field Survey

A field survey was conducted on June 19, 2023. The property was viewed and photographed from the public right of way. No interior site visit was conducted at this time.

2.2 Research

Background information was obtained from historical maps (i.e., illustrated atlases), archival sources (i.e., historical publications and records) and published secondary sources (online and print).

2.3 Consultation

The City of Oshawa commissioned ARA to prepare a supplemental Heritage Research Report for the former Harmony Public School, municipally known as 149 Harmony Road South (subject property). The subject property is currently listed on the City's Heritage Register under Section 27 of the *OHA* as a non-designated heritage resource. No additional consultation was undertaken for this report.

2.4 Method Conclusion

Using the results of the field survey and research detailed above, the CHVI of 149 Harmony Road South is evaluated against the criteria prescribed in *O. Reg. 9/06* of the *OHA*. If the property meets two or more of the criteria, a Statement of Cultural Heritage Value or Interest is then provided including a list of heritage attributes.

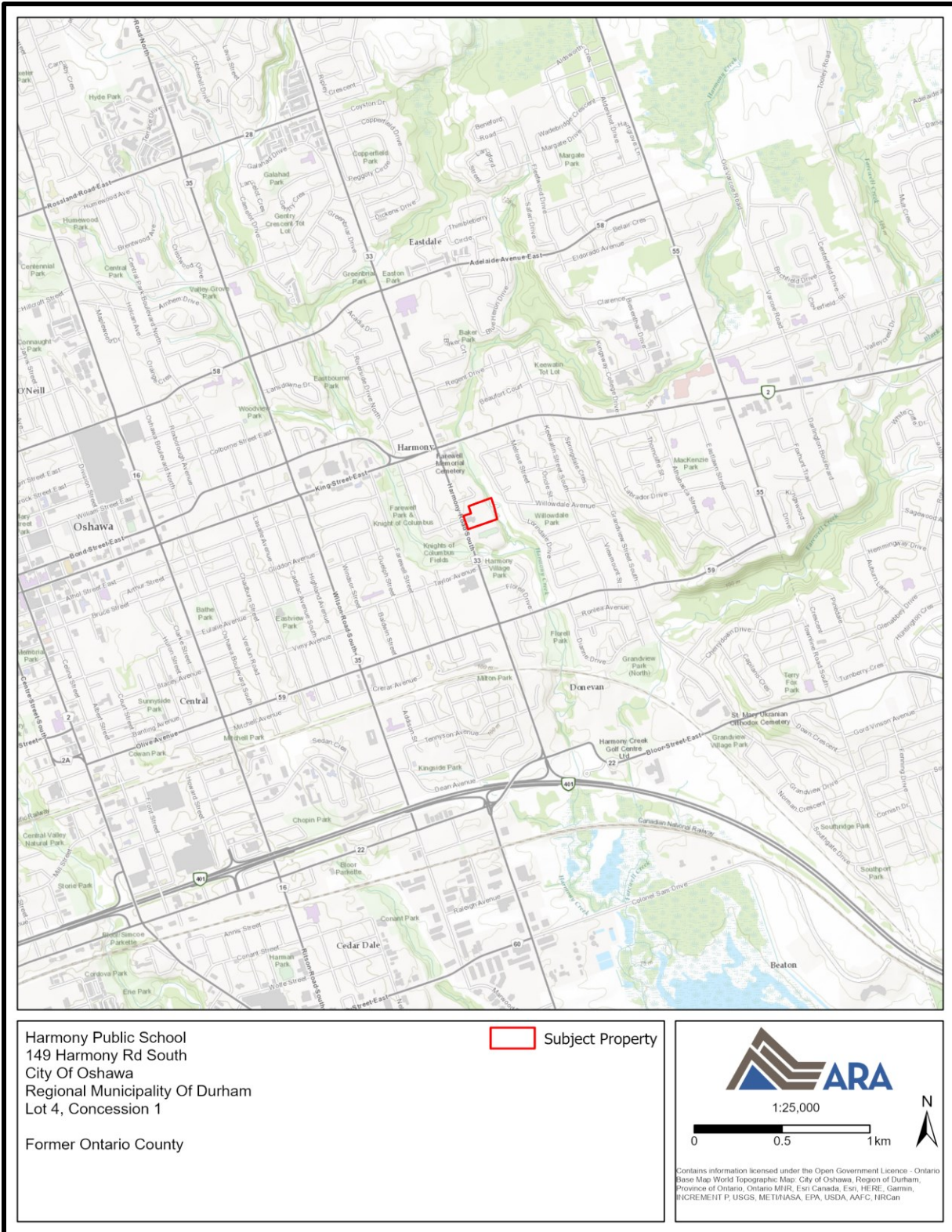
3.0 PROPERTY INFORMATION

Civic Address: 149 Harmony Road South, City of Oshawa, ON.

Common Name: Harmony Public School

Legal Description: PART LOTS 16, 19 SHEET 4B PLAN 357, LOT 18 SHEET 4B PLAN 357, EAST WHITBY

The location of the property is displayed in Map 1.



Map 1: Subject Property in the City of Oshawa
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri)

4.0 LEGISLATIVE FRAMEWORK

4.1 Provincial Policies and Guidelines

4.1.1 *The Planning Act*

In Ontario, the *Planning Act* is the primary document used by provincial and municipal governments in land use planning decisions. The purpose of the *Planning Act* is outlined in Section 1.1 of the Act, which states:

- 1.1** *The purposes of this Act are,*
- (a) to promote sustainable economic development in a healthy natural environment within the policy and by the means provided under this Act;*
 - (b) to provide for a land use planning system led by provincial policy;*
 - (c) to integrate matters of provincial interest in provincial and municipal planning decisions;*
 - (d) to provide for planning processes that are fair by making them open, accessible, timely and efficient;*
 - (e) to encourage co-operation and co-ordination among various interests;*
 - (f) to recognize the decision-making authority and accountability of municipal councils in planning.* 1994, c. 23, s. 4.

Part I Provincial Administration, Section 2 states:

The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under the Act, shall have regard to, among other matters, matters of provincial interest such as,

- (d) the conservation of features of significant architectural, cultural, historical, archaeological, or scientific interest.* 1990: Part I (2. d).

Part I Provincial Administration, Section 3, 5 Policy statements and provincial plans states:

A decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Tribunal, in respect of the exercise of any authority that affects a planning matter,

- (a) shall be consistent with the policy statements issued under subsection (1) that are in effect on the date of the decision; and*
- (b) shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be.* 2006, c. 23, s. 5; 2017, c. 23, Sched. 5, s. 80.

The current *Provincial Policy Statement (PPS)*, issued under section 3 of the *Planning Act*, came into effect May 1st, 2020.

4.1.2 *The Provincial Policy Statement (2020)*

The *Provincial Policy Statement (PPS 2020)* contains a combined statement of the Province's land use planning policies. It provides the provincial government's policies on a range of land use planning issues including cultural heritage outlined in Section 1.7 c) as including:

Ontario's long-term prosperity, environmental health, and social well-being depend on conserving biodiversity, protecting the health of the Great Lakes, and protecting natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental and social benefits (Section 1.7 e) MMAH 2020:24).

The *PPS 2020* promotes the conservation of cultural heritage resources through detailed policies in Section 2.6, such as 2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved” and

2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved (MMAH 2020:31).

4.1.3 Ontario Heritage Act

The *OHA*, R.S.O. 1990, c.018 is the guiding piece of provincial legislation for the conservation of significant cultural heritage resources in Ontario. The *OHA* gives provincial and municipal governments the authority and power to conserve Ontario’s heritage. The *OHA* has policies which address individual properties (Part IV) and heritage districts (Part IV), which require municipalities to keep a register of such properties and allows the municipalities to list non-designated properties which may have cultural heritage value or interest (Section 27).

In order to objectively identify cultural heritage resources, O. Reg. 9/06 (as amended by O. Reg, 569/22) made under the *OHA* sets out nine criteria for determining cultural heritage value or interest (CHVI) (MCM 2006b:20–27). The criteria set out in the regulation were developed to identify and evaluate properties for designation under the *OHA*. Best practices in evaluating properties that are not yet protected employ O. Reg. 9/06 (as amended by O. Reg, 569/22) to determine if they have CHVI. These nine criteria are:

1. *The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method,*
2. *The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit, or*
3. *The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.*
4. *The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,*
5. *The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or*
6. *The property has historical value or associative value because it, demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.*
7. *The property has contextual value because it is important in defining, maintaining or supporting the character of an area,*
8. *The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings, or*

9. *The property has contextual value because it is a landmark.* (O. Reg. 569/22, s. 1 (2)).

An OHA designation provides the strongest heritage protection available for conserving cultural heritage resources.

5.0 BACKGROUND INFORMATION

5.1 Architecture or Design

The Beaux-Arts style is an extension of Neoclassical design and both styles draw inspiration and reference formal classical architecture features. The Beaux-Arts style emerged in the late 19th and early 20th century in North America as a result of the flow of design ideas brought by architects trained in the Ecole des Beaux-Arts in Paris, France (Fram 2003). As Blumenson notes:

The programme required students to produce a variety of designs, including presentation drawings, elevations and plans, for large and complex buildings, based on formal rules of balance and symmetry utilizing not only ancient Roman and Greek models but other Classical styles including Italian and French Renaissance architecture...The reliance on stylistic historicism, resulted in buildings that, no matter how complex or simple in function, plan or elevation, always exhibited a clarity of form, albeit at times of magnificent proportions, defined with traditional Classical elements (Blumenson 1990:123).

Canada adopted a more refined approach to the previous Roman and Greek style than in the grand and over-sized interpretation seen in the United States (Blumenson 1990). Beaux Arts style buildings were largely designed for public use, banks, libraries, civic buildings, railway stations and other institutional structures. The style follows the Classical form through features such as “columns, pilasters, pediments, and entablatures” it can generally be described as symmetrical with vertical lines with use of columns or pilasters topped with a variation of capital styles, frontispieces and/or heavy pediments (Ricketts et al 2011:117).

While this new interpretation of the Classical style retains such features as columns, balustrades, and pediments, the Beaux-Arts style found in Ontario “is eclectic, mixing elements of Classical Renaissance and Baroque...[and] offers both the recognized historical precedents and the image of grandeur and opulence, excitement and urban life” (Kyles 2016). The style was well-adapted in small towns, even using varied materials like brick, pressed metals, wood.

Typical Beaux-Arts buildings in Ontario exhibit the following characteristics: “Symmetrical structures ...[that] featured flat or low-hipped roofs with cornices, balustrade parapets, colonnades, arcades, temple fronts and rectilinear bays” (Fram 1988:28). Additionally, the “façade, often articulated with monumental columns or pilasters, always has a highly visible central entrance or frontispiece” (Blumenson 1990:123). According to Fram, “Larger schools have become community landmarks, clothed in modest versions of the grand public-building styles of the day” (2003:18).

A description of the architecture/design of 149 Harmony Road is as follows:

- Two storey Beaux-Arts architectural style building with Classical detailing (Image 1)
- Rectangular plan, red brick, construction
 - Façade is clad in brick running in “Flemish” bond (Image 2)

- Side elevations are clad in brick in “Running” bond (Image 5)
- Parged concrete foundation with small rectangular window openings (Image 8)
- Commercial style flat roof comprised of asphalt paper and tar, accommodates exterior HVAC systems
- Symmetrical façade
 - Parapet on central section and wings on either side are set back slightly.
- Centrally placed frontispiece containing main entrance (Image 2)
 - Main entrance is cover by portico exhibiting Classical influences
 - Fluted wood columns with “Corinthian” style capitals
 - Entablature supporting a gabled pediment decorated with dentils and finished with asphalt shingles and lead flashing
 - Large recessed double door topped with arched transom
 - Smooth stone trim surround frames the main entrance and transom
 - Three step concrete platform leads up to front entrance, with metal railing
- Parapet on façade contains date stone with inscription (Image 3)
 - “Harmony Public School, East Whitby NO.1 1924”
- Two rectangular window openings symmetrically positioned beside main entrance (Image 1)
 - Flat or “Jack” arch lintel and concrete sills
 - Four-over-four wood windows
- All elevations of subject property are visually broken up by a wooden cornice that delineates main envelope from a capped brick parapet (Image 1, Image 3, Image 5)
 - Cornice is finished with returns and frieze that is moulded and decorated with dentils
- Brick quoin detailing (Image 1, Image 5)
- Side elevations mirrored and continue decorative treatment seen on the façade (Image 4, Image 5)
 - Cornice with small, moulded architrave
 - Brick quoin detailing
 - Large rectangular window opening with steel lintel and concrete sills
 - Windows are organized in three sections, the center one being the largest it has eight-over-eight wood windows while the two wings have four-over-four wood windows
- Two-storey red brick addition on east elevation of structure (Image 6, Image 7)
 - Rectangular envelope
 - White banding mimicking parapet across top of envelope
 - Rectangular windows openings with modern windows and concrete sills
 - Exterior electrical systems
 - Metal awning style overhang
- Large asphalt driveway along north edge of the subject property leads to rear parking lot
- Semi-circular concrete walkway connects the main entrance to sidewalk along Harmony Road South
- Setback from the road (Image 9)

When examined against the typical characteristics of the Beaux-Arts architectural style as outlined by Blumenson in *Ontario Architecture* (1990), Mark Fram in *Well-Preserved* (2003), Ricketts, Maitland and Hucker in *A Guide to Canadian Architectural Styles* (2011) and Shannon Kyles in *Ontario Architecture Online* (2016), 149 Harmony Road South meets more than half of the characteristics of the style and therefore can be considered representative of the Beaux-Arts architectural style.

Table 1: Characteristics of Beaux-Arts Architectural Style
(Adapted from Blumenson 1990; Fram 2003; Kyles 2016; Ricketts, Maitland, and Hucker 2011)

Characteristics of Beaux-Arts style	Characteristics of 149 Harmony Road South
Square or rectangular plan	Yes
Formal symmetry	Yes
Stone details or facades (usually grey limestone, sometimes cast-stone substitution)	No
Typically constructed on a smaller scale than American Beaux-Arts structures	Yes
Flat or low-hipped roofs with cornices and balustraded parapets	Yes
Stone or brick envelope	Yes
Large window and entryway openings	Yes
Pedimented portico	Yes
Corners emphasized by quoins or engaged columns	Yes
Highly visible central entrance or frontispiece	Yes
Primarily a public style, particularly identified with banks, train stations and schools	Yes

5.2 History

5.2.1 Harmony Community Development

The hamlet of Harmony, located on what is now the east side of the City of Oshawa at the intersection of Harmony Road South and King Street East, was settled by members of the Farewell family in 1801 (Terech 2018, Flaherty 2020). Aceus Moody, or A.M., Farewell was a United Empire Loyalist born in Vermont who immigrated to Upper Canada and began squatting on land north of Lake Ontario (Terech 2019). In 1804, Farewell purchased Lot 4, Concession 1 and married Elizabeth Annis, the daughter of another settler family (Terech 2019). Eventually the Farewell family would buy several other lots in the area.

A.M. Farewell opened an inn and tavern on Harmony Road in 1812 which served as a resting place for British Soldiers during the War of 1812. After the war's end, Farewell opened a grist and sawmill on Lot 4, Concession 1 of East Whitby Township (Terech 2018). The area was initially known as Farewell Corners before the name was changed to Harmony. By 1815, Harmony Village had attracted more settlers and hosted several mills and distilleries along Farewell Creek, which was also named for the pioneer family (Terech 2018). A.M. Farewell closed his tavern in 1837, as he was a staunch advocate of the Temperance movement and could no longer justify serving alcoholic beverages (Oshawa Historical Society 2010).

Tremaine's 1860 *Map of the County of Ontario, Upper Canada* shows that Harmony was clustered around the intersection of King Street East and Harmony Road South but most of the surrounding area was largely rural and traversed by several creeks. At this time, there was a carriage works on Harmony Road, south of the main settlement, and an inn located on King Street to the east of the village (see Map 4). J.H. Beers & Co.'s 1877 atlas of Whitby East in the *Illustrated Historical Atlas of the County of Ontario* indicates that the village of Harmony was still largely situated at the intersection of King Street East and Harmony Road at this time (see Map 5). The area was still watered by Fairwell Creek and the east boundary of the Town of Oshawa appears to have grown as far as the 7th Concession. Individual lots have been subdivided between multiple owners, and numerous residences front onto the historically surveyed roads.

A topographic map from 1930 illustrates that while Oshawa continued to expand to the east the area around Harmony has increased in settlement numbers but remained largely suburban. Numerous residences or businesses lined both King Street East and Harmony Road, although the type of construction, individual owner, or purpose of the structure was not listed. Farewell Creek still conforms to the same general trajectory seen in the 1860 and 1877 maps and the roads generally conform to the same alignment. A railway or roadbed had been constructed north of King Street and runs from the countryside into Oshawa's downtown.

The village of Harmony had been completely annexed to the City of Oshawa by 1954 (Terech 2018). Very little of the original village remains, save for some old residences, the Harmony Public School lot, and the Farewell family burying ground on the east side of Harmony Road. A modern aerial photograph indicates how urbanized the area has become; subdivisions line the historic roads of King Street and Harmony Road, although the trajectory of Farewell Creek can still be discerned (see Map 7 and Map 8).

5.2.2 Site Specific History: Ownership, Construction, and Historic Uses

- Crown Patent for Lot 4, Concession 1 (200 acres) went to Lieutenant James Givens on March 14, 1798 (see Table 2).
- In 1804 Lt. Givens sold all 200 acres of Lot 4, Concession 1 to Moody Farewell.
 - Acheus Moody (A.M.) Farewell was born on January 1, 1782, in Vermont to Jonathan and Sarah Farewell or Farwell (Family Search 2023).
 - After immigrating to Upper Canada as a Loyalist, he married Elizabeth Annis on April 4, 1804. The couple had at least ten children: William, Charles, Sarah, Acheus Moody Jr., Abram, Elizabeth, Isaac Wellington, Jacob, Levi Annis, and David.
 - A.M. Farewell died on December 8, 1869, in Harmony, East Whitby and is buried in the Farewell Memorial Cemetery.
- The first community school in Harmony was founded in 1812, with John Ritson and Abraham Farewell as the first teachers (Flaherty 2020).
- In 1851, Acheus Moody Farewell sold or granted 2 ¼ acres to the Trustees of School Section No. 1, the former name of Harmony Public School.
- George Tremaine's 1860 *Map of the County of Ontario, Upper Canada* indicates that the subject property is located on land owned by A.M. Farewell (see Map 4). There is a schoolhouse marked in the area where the extant public school is located; it was likely the wood structure built on land donated by A.M. Farewell in 1851. Farewell Creek cut through the subject property to the east of the schoolhouse, and the school was located slightly south of the village of Harmony at two intersecting historical roads (King Street East and Harmony Road South).
- In 1871 the first Harmony Public School was constructed on the land granted by A.M. Farewell. The first school was a brick building and served as a replacement for a previous wood structure which had been built in 1829 (Cole 2012, Flaherty 2020).
 - The first teacher at this school was William Scott, who was hired in 1872 (Cole 2012). There were 58 registered students, including many of the Farewell children.
 - Additional replacement buildings were constructed in 1890 and 1915 due to an increasing population within the village (Flaherty 2020). The 1890 schoolhouse was a one room schoolhouse known as East Whitby School Section No. 1 and the 1915 replacement was built of brick (Cole 2012).
- The 1877 "*Illustrated Historical Atlas of the County of Ontario*" published by J.H. Beers & Co. indicates that A.M. Farewell's lot had been extensively subdivided (see Map 5). The subject property is located adjacent to parcels belonging to Hiram Taplin and a "W.T.P.,"

although only the initials of the owner are given. There is a structure noted within the boundaries of the subject property, but the type of structure is not listed or described.

- A topographic map from 1930 still has Harmony as its own distinct village as it had not yet been annexed to the City of Oshawa (see Map 6). There is a structure drawn within the boundaries of the subject property, but the type of building and its function were not described.
- On October 11, 1935, Municipal Plan 357 in the Township of East Whitby was registered, which comprised of the north half of Lot 4, Concession 1. The subject property comprises all of Lot 18 and parts of Lots 16 and 19 in Plan 357.
- The one-storey brick building from 1915 was replaced again in 1923 by a two-storey red brick building that contained four classrooms. The replacement was necessitated by enrollment reaching 100 students; the school opened in 1924 (Cole 2012).
 - The first headmistress of the school was Miss Laleen J. Moore, who retired the following year (Cole 2012).
- In 1950, the Harmony Public School was annexed to the City of Oshawa. It was one of eight pre-existing schools when Oshawa began the annexation process (Cole 2012).
- On February 5, 1951, all of Lot 18 in Plan 357 was transferred from the Public School Board of School Section No. 1 for the Township of East Whitby to the Board of Education for the City of Oshawa.
- In 1956 the Harmony Public School was augmented by a five-classroom addition at the rear of the school (Flaherty 2020).
- A 1966 Fire Insurance Plan did not include much of the surrounding neighbourhood but represented the structure as a brick, one to one-and-a-half storey structure with a basement and a two-storey rear addition. The structure fronted onto Harmony Road South. According to notations on the plan, the structure's roof consisted of tar or gravel. No information about the surrounding properties was provided (see Map 7).
- Many of the property's original trees were removed in 1967 due to their deteriorating condition (Cole 2012).
- In 2003 the Board of Education for the City of Oshawa changed their name to the Durham District School Board.
- In 2012 Harmony Public School was closed due to declining enrollment and rising maintenance and repair costs (Flaherty 2020).
- On April 11, 2016, the Durham District School Board transferred 149 Harmony Road South to Colony Real Estate Development, who are the current owners of the property.

**Table 2: Summary of Property Ownership at 149 Harmony Road
(LRO #40)**

Instrument #	Instrument	Date	Grantor	Grantee	Comments
--	Patent	14 Mar 1798	The Crown	Lt. James Givens	All 200 acres
435	B&S	2 Jun 1804	Lt. James Givens	Moody Farewell	All 200 acres
28265	B&S	28 Feb 1846	A.M. Farewell	Jonathan Farewell	About 40 acres
28266	B&S	11 Nov 1846	A.M. Farewell	Isaac W. Farewell	¼ acre
37489	B&S	10 Apr 1850	A.M. Farewell	Abram Farewell	Parts
386--	B&S	1 Jun 1850	Abram Farewell	Hiram Taplin	Parts
40593	B&S	17 – 1851	Akeus Moody Farewell	Trustees of School Section No. 1	2 ¼ acres Lot 4, Con 1
44334	B&S	22 Apr 1852	Jonathan Farewell	Moses Pickell	Parts
1760	B&S	14 Sep 1854	Isaac W. Farewell	A.M. Farewell	½ Part
11730	B&S	25 Jan 1859	Moses Pickell	Abram Farewell	Part
16109	B&S	20 Dec 1860	Abram Farewell	William T. Farewell	40 acres N ½

Instrument #	Instrument	Date	Grantor	Grantee	Comments
20800	B&S	24 Jan 1863	Akeus Moody Farewell	Lewis Hall	Approx. 1 acre
25366	B&S	18 May 1865	William W. Farewell	Lewis Hall	Part N ½
[Illeg.]	B&S	-- 1872	Lewis Hall	Hiram Taplin	Part N ½
2565	B&S	21 Dec 1880	William T. Farewell	John McClellan	Part Lot 4, Con 1
2988	B&S	18 Nov 1882	George Farewell	John McClellan	4 acres Lot 4, Con 1
7664	Grant	Dec 1913	Exrs of John McLellan	Carrie L. Drew & James A. Drew	Part N ½ Lot 4 Con 1
8729	Grant	24 Apr 1918	Carrie L. Drew	John R. Johnston	Part N ½ Lot 4 Con 1
8803	Grant	17 Jun 1918	Will of Hiram Taplin	Lawson O. Clifford	Part N ½ Lot 4 Con 1
8992	Grant	6 May 1919	Carrie L. Drew	John R. Johnston	Part Lot 4, Con 1
9295	Grant	10 Dec 1919	Carrie L. Drew	Reginald Luke	Part Lot 4, Con 1
10361	Grant	11 Oct 1922	Lawson O. Clifford & wife	John R. Johnston & wife	Part N ½ Lot 4, Con 1
11018	Grant	21 Oct 1924	John R. Johnston	Public School Board of Sec. No. 1, Twp East Whitby	ROW
14511	Grant	11 May 1932	John R. Johnston & wife	Reginald Luke	Part N ½ Lot 4, Con 1
357	Plan	11 Oct 1935	Municipal Plan Township of East Whitby	Municipal Plan Township of East Whitby	North ½ Lot 4 Con 1
20881	Grant	12 May 1948	John R. Johnston & wife	Trustees for School Section No. 1	186' Lot 19 Plan 357
23531	By-Law	17 Aug 1950	Township of East Whitby	Township of East Whitby	By Law 1462 to annex lot to Oshawa
63891	Order	9 Nov 1950	Corp. City of Oshawa	Corp. City of Oshawa	Annexing Lots to City of Oshawa
EW24097	Transfer	5 Feb 1951	Public School Board of Section No. 1, Twp East Whitby	Board of Education for City of Oshawa	All Lot 18, Plan 357, as in 40593
74071	Grant	1 May 1953	James Augustus Drew	Howard W. Hoskins	All Lot 16, Plan 357
80759	Grant	18 Feb 1955	Reginald Luke & wife	Howard W. Hoskins	Part Lot 19 Plan 357
OS84725	Transfer	15 Dec 1955	Howard Hoskins & wife	Board of Education for City of Oshawa	Part Lots 16 & 19 Plan 357
DR211722	Name Change Application	24 Sep 2003	Board of Education for the City of Oshawa	Durham District School Board	
DR1452091	Consolidation Appl.	26 Feb 2016	Durham District School Board	Durham District School Board	
DR1463667	Transfer	11 Apr 2016	Durham District School Board	Colony Real Estate Development	149 Harmony Road South

5.3 Context

- Situated along the east side of Harmony Road South in the City of Oshawa
 - Harmony Road was a major arterial road and played an important role in formation of the hamlet of Harmony prior to its annexation into the City of Oshawa
 - Currently the character of the surrounding area is predominantly low density suburban with the vast majority of structures being one to three storey detached residential structures.
 - Harmony Road is a four-lane paved road with curbs, streetlight and sidewalks on both sides. Mature trees are found along the street and in the surrounding neighbourhood.
- One block south of the intersection of King Street East and Harmony Road South
 - These two historical roads are connected to the early history and development of the village of Harmony
- In proximity to the Farewell family burying ground
 - The Farewell family burying ground is located ½ kilometer north on Harmon Road South in the Farewell Memorial Cemetery.
 - Resting place of A.M. Farewell a local historic figure and early patron of the Harmony Public School
- The adjacent property to the east is Martindale Park which includes portions of Farewell Creek
 - Pathways from residential subdivisions go through Martindale Park and connect to the subject property.
 - Martindale Park is a large green space with matures trees.
- Directly to the west of the subject property are low density, detached, residential properties. To the southwest of the subject property is the Knights of Columbus Park which currently includes portions of Harmony Creek
 - Knights of Columbus Park includes Harmony Creek Trail, mature trees, baseball fields, basketball courts and other recreational facilities.
- of the adjacent property to the south is defined by the Donevan Recreation Complex
 - Donevan Recreation Complex features a swimming pool, arena, dance/aerobics studio, skateboard park and meeting rooms. Many recreation programs are offered year-round including swimming, dance, skateboard and scooter camps in the summer. This facility is conveniently located north of Hwy 401. (City of Oshawa Website, 2023)

6.0 EVALUATION OF SIGNIFICANCE

Table 3: Evaluation of the Cultural Heritage Value or Interest of 149 Harmony Road South in Accordance with O. Reg. 9/06

Description	✓	Value
The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method	Yes	149 Harmony Road South has design value as a representative example of an educational building constructed in a refined Beaux-Arts architectural style. The two-storey red brick building with its flat roof, classical portico rectangular envelope and parapet, is representative of typical Beaux-Arts design applied to public buildings. The subject building exhibits classical decorative elements such as dentils, brick quoin detailing, moulded cornice and frieze, portico with decorative pediment supported by wood columns with Corinthian capitals, large double door topped with arched transom. The overall symmetry across all elevations, the façade's centered and decorative frontispiece are all additional features associated with the style.
The property has design value or physical value because it displays a high degree of craftsmanship or artistic value		149 Harmony Road South is a well-built structure but does not display a high degree of craftsmanship or artistic value. The materials and ornamentation designs are typical of Beaux-Arts public buildings.
The property has design value or physical value because it displays a high degree of technical or scientific achievement		149 Harmony Road South does not display a high degree of technical or scientific achievement.
The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	Yes	149 Harmony Road South is directly associated with the Farewell family and their influence on the role of education in the village of Harmony. The Farewells were United Empire Loyalists and were one of the earliest settler families in the area, arriving in 1801. The Farewell family founded the Village of Harmony which was initially known as "Farewell Corners" Many members of Farewell family, including the patriarch and village of Harmony founder A.M. Farewell, are buried in the Farewell Memorial Cemetery located ½ km north along Harmony Road South. Abraham Farewell, son of the family's patriarch A.M. Farewell, served as one of the first teachers at the Harmony community school built in 1812 and the extant building at 149 Harmony Road South sits on land donated by A.M. Farewell to the village for a school in 1851. 149 Harmony Road South has associative value as the primary educational institution which has served the needs of the Harmony community for 161 years.
The property has historical value or associative value because it yields or has the potential to yield information that contributes to the understanding of a community or culture		149 Harmony Road South does not clearly yield or have the potential to yield information that contributes to the understanding of a community or culture.
The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, builder, artist, designer, or theorist who is significant to a community		149 Harmony Road South does not reflect the ideas of an architect, builder, designer, or theorist. Research did not reveal a notable builder or architect of the building. Research also did not find that that the design of the school generates new or key ideas in the field of architecture.
The property has contextual value because it is important in defining, maintaining, or supporting the character of an area		Although 149 Harmony Road South served the surrounding community, the influence of the school property on the character of the surrounding area has not been demonstrated.

Description	✓	Value
The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings	Yes	149 Harmony Road South is historical linked to its surroundings as one of last vestiges of Village of Harmony, which has largely disappeared into the City of Oshawa.
The property has contextual value because it is a landmark	Yes	149 Harmony Road South’s relatively large size and prominent location along Harmony Road, coupled with its classical architectural influence and enduring use as an educational institution for over 160 years is memorable and easily discernible for the public and is considered a landmark.

7.0 HERITAGE ATTRIBUTES

An examination of the relationship between the heritage attributes and the cultural heritage value or interest outlined in Table 4 assisted with the development of the list of heritage attributes.

Table 4: Relationship of Heritage Attributes to Cultural Heritage Values

Cultural Heritage Value or Interest	Heritage Attribute
149 Harmony Road South has design value as a representative example of an educational building constructed in a refined Beaux-Arts architectural style.	<ul style="list-style-type: none"> • Two-storey Beaux-Arts building • Flat roof • Brick parapet with date stone marker which reads “Harmony Public School, East Whitby NO.1 1924” • Moulded cornice and frieze with dentils • Brick cladding including Flemish and Running bond with brick quoining • Symmetrical façade • Centered frontispiece with <ul style="list-style-type: none"> ○ Portico exhibiting Classical influences including fluted wood columns with “Corinthian” style capitals, entablature supporting a gabled pediment decorated with dentils and ○ recessed rectangular doorway with arched transom and smooth stone detailing. • Rectangular window openings with flat arch with four over four and eight over eight windows
<p>149 Harmony Road South is directly associated with the Farewell family and their influence on the role of education in the village of Harmony. The Farewells were United Empire Loyalists and were one of the earliest settler families in the area, arriving in 1801. The Farewell family founded the Village of Harmony which was initially known as “Farewell Corners” Many members of Farewell family, including the patriarch and village of Harmony founder A.M. Farewell, are buried in the Farewell Memorial Cemetery located ½ km north along Harmony Road South. Abraham Farewell, son of the family’s patriarch A.M. Farewell, served as one of the first teachers at the Harmony community school built in 1812 and the extant building at 149 Harmony Road South sits on land donated by A.M. Farewell to the village for a school in 1851.</p> <p>149 Harmony Road South has associative value as the primary educational institution which has served the needs of the Harmony community for 161 years.</p>	<ul style="list-style-type: none"> • Location within the City of Oshawa, formerly the village of Harmony. • Orientation, setback, and visibility from Harmony Street South. • Date stone marker which reads “ Harmony Public School, East Whitby NO.1 1924”

Cultural Heritage Value or Interest	Heritage Attribute
149 Harmony Road is historical linked to its surroundings as one of last vestiges of Village of Harmony, which has largely disappeared into the City of Oshawa.	<ul style="list-style-type: none"> • Location within the City of Oshawa, formerly the village of Harmony. • Orientation, setback, and visibility from Harmony Street South. • Date stone marker which reads “Harmony Public School, East Whitby NO.1 1924”
149 Harmony Road’s relatively large size and prominent location along Harmony Road, coupled with its classical architectural influence and enduring use as an educational institution for over 160 years is memorable and easily discernible for the public and is considered a landmark	<ul style="list-style-type: none"> • Location within the City of Oshawa, formerly the village of Harmony. • Orientation, setback, and visibility from Harmony Street South. • Date stone marker which reads “Harmony Public School, East Whitby NO.1 1924”

8.0 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Introduction and Description of Property

149 Harmony Road South, known as Harmony Public School, is located on the east side of Harmony Road. The property is surrounded by flat topography and consists of two-storey, red brick school structure with classical influences, built in 1924.

Statement of Cultural Heritage Value or Interest

149 Harmony Road South has design value as a representative example of an educational building constructed in a refined Beaux-Arts architectural style. The two-storey red brick building with its flat roof, classical portico rectangular envelope and parapet, is representative of typical Beaux-Arts design applied to public buildings. The subject building exhibits classical decorative elements such as dentils, brick quoin detailing, moulded cornice and frieze, portico with decorative pediment supported by wood columns with Corinthian capitals, large double door topped with arched transom. The overall symmetry across all elevations, the façade’s centered and decorative frontispiece are all additional features associated with the style.

149 Harmony Road South is directly associated with the Farewell family and their influence on the role of education in the village of Harmony. The Farewells were United Empire Loyalists and were one of the earliest settler families in the area, arriving in 1801. The Farewell family founded the Village of Harmony which was initially known as “Farewell Corners” Many members of Farewell family, including the patriarch and village of Harmony founder A.M. Farewell, are buried in the Farewell Memorial Cemetery located ½ km north along Harmony Road South. Abraham Farewell, son of the family’s patriarch A.M. Farewell, served as one of the first teachers at the Harmony community school built in 1812 and the extant building at 149 Harmony Road South sits on land donated by A.M. Farewell to the village for a school in 1851.

149 Harmony Road South has associative value as the primary educational institution which has served the needs of the Harmony community for 161 years.

149 Harmony Road South is historical linked to its surroundings as one of last vestiges of Village of Harmony, which has largely disappeared into the City of Oshawa.

149 Harmony Road South’s relatively large size and prominent location along Harmony Road, coupled with its classical architectural influence and enduring use as an educational institution for over 160 years is memorable and easily discernible for the public and is considered a landmark.

Cultural Heritage Attributes

149 Harmony Road South has design value as a representative example of an educational building constructed in a refined Beaux-Arts architectural style. The property contains the following heritage attributes that reflect this value:

- Two-storey Beaux-Arts building
- Flat roof
- Brick parapet with date stone marker which reads “Harmony Public School, East Whitby NO.1 1924”
- Moulded cornice and frieze with dentils
- Brick cladding including Flemish and Running bond with brick quoining
- Symmetrical façade
- Centered frontispiece with
 - Portico exhibiting Classical influences including fluted wood columns with “Corinthian” style capitals, entablature supporting a gabled pediment decorated with dentils and
 - recessed rectangular doorway with arched transom and smooth stone detailing.
- Rectangular window openings with flat arch with four over four and eight over eight windows

149 Harmony Road South is directly associated with the Farewell family and their influence on the role of education in the village of Harmony.

- Location within the City of Oshawa, formerly the village of Harmony.
- Orientation, setback, and visibility from Harmony Street South.
- Date stone marker which reads “Harmony Public School, East Whitby NO.1 1924”

149 Harmony Road is historical linked to its surroundings as one of last vestiges of Village of Harmony, which has largely disappeared into the City of Oshawa.

- Location within the City of Oshawa, formerly the village of Harmony.
- Orientation, setback, and visibility from Harmony Street South.
- Date stone marker which reads “Harmony Public School, East Whitby NO.1 1924”

149 Harmony Road’s relatively large size and prominent location along Harmony Road, coupled with its classical architectural influence and enduring use as an educational institution for over 160 years is memorable and easily discernible for the public and is considered a landmark.

- Location within the City of Oshawa, formerly the village of Harmony.
- Orientation, setback, and visibility from Harmony Street South.
- Date stone marker which reads “Harmony Public School, East Whitby NO.1 1924”

9.0 MAP OF HERITAGE ATTRIBUTES

The following figure display the heritage attributes as outlined in Section 7.0 above.



Map 2: Map of Heritage Attributes of 149 Harmony Road South

10.0 CONCLUSIONS

O. Reg. 9/06 of the OHA requires that to be designated, a property must meet two or more of the criteria. 149 Harmony Road South meets four criteria for determining CHVI as outlined in O. Reg.9/06.

The *Provincial Policy Statement* notes that CHVI is bestowed upon cultural heritage resources by communities (MMAH 2020). Accordingly, the system by which heritage is governed in this province places an emphasis on the decision-making of local municipalities in determining CHVI. It is hoped that the information presented in this report will be useful in those deliberations.

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Appendix A: Photographs



Map 3: Photo Locations at 149 Harmony Road South
(Produced by ARA under licence using ArcGIS® software by Esri, © Esr



**Image 1: Façade of 149 Harmony Road South
(Photo taken June 19, 2023; Facing Northeast)**



**Image 2: Detail of Façade Entryway and Portico of 149 Harmony Road South
(Photo taken June 19, 2023; Facing Northeast)**



**Image 3: Detail of Date Stone at 149 Harmony Road South
(Photo taken June 19, 2023; Facing Northeast)**



**Image 4: South Elevation of 149 Harmony Road South
(Photo taken June 19, 2023; Facing North)**



**Image 5: North Elevation of 149 Harmony Road South
(Photo taken on June 19, 2023; Facing Southeast)**



**Image 6: South Elevation of Rear Addition at 149 Harmony Road South
(Photo taken June 19, 2023, Facing Northwest)**



**Image 7: East Elevation of Rear Addition at 149 Harmony Road South
(Photo taken June 19, 2023; Facing Northwest)**



**Image 8 Detail of Foundation at 149 Harmony Road South
(Photo taken June 19, 2023; Facing Northwest)**



**Image 9: Context View of 149 Harmony Road South Looking South
(Photo taken June 19, 2023; Facing South)**



**Image 10: Adjacent Built Heritage Resource - 167 Harmony Road South
(Photo taken June 19, 2023; Facing West)**

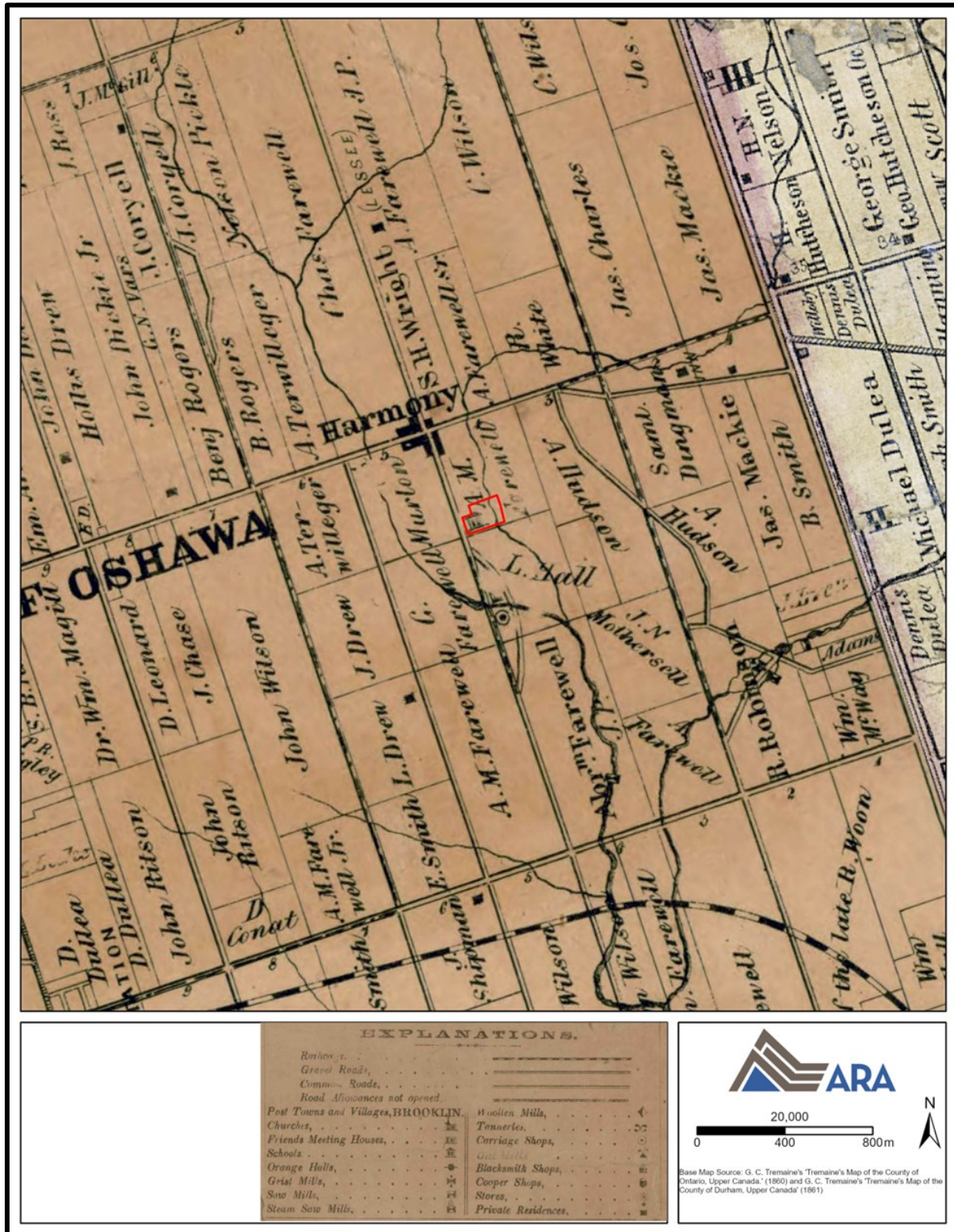


Image 11: Context View of “Farewell Memorial Cemetery”
(Photo taken on June 19, 2023; Facing East)



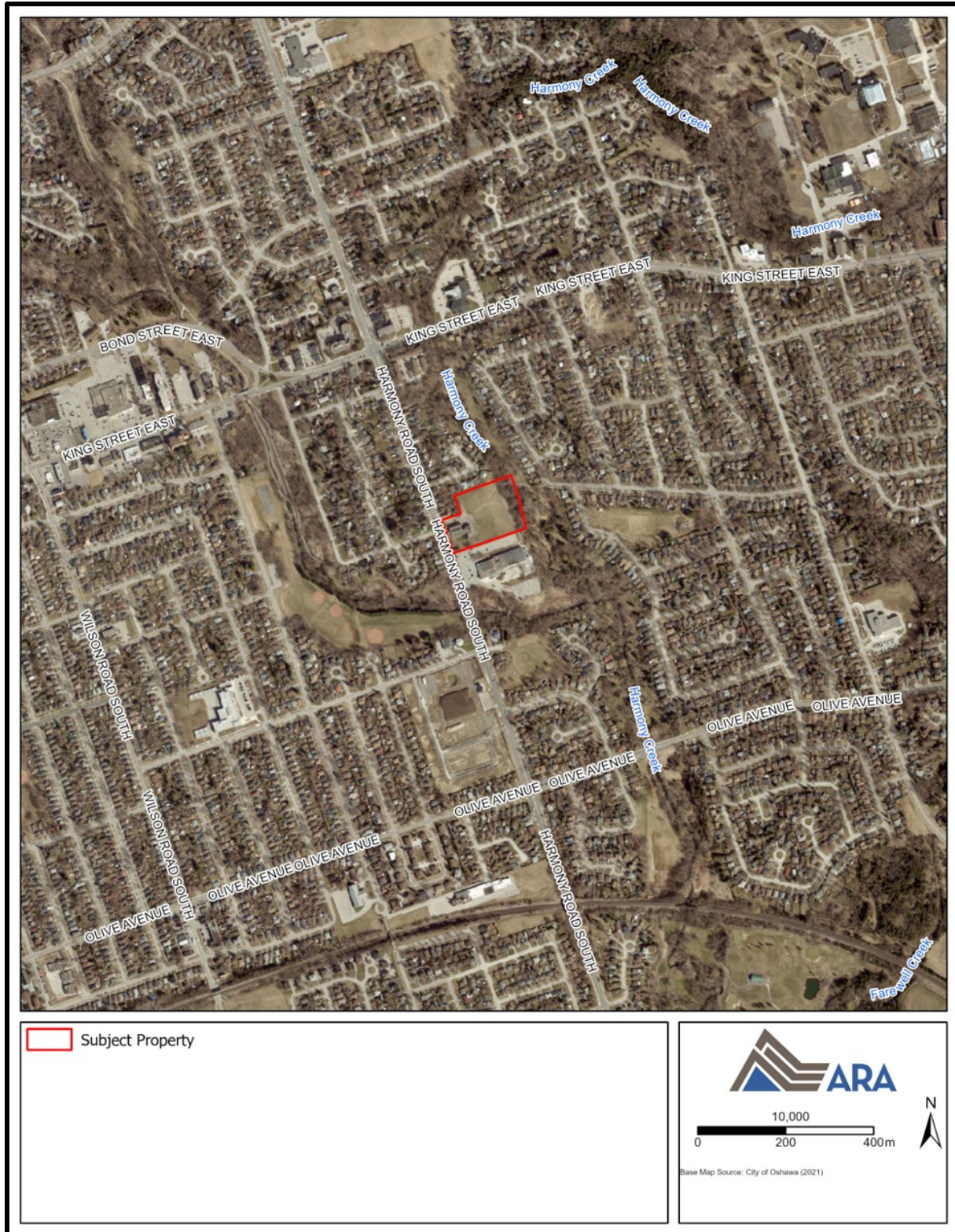
Image 12: Detail of plaque at “Farewell Memorial Cemetery”
(Photo taken on June 19, 2023; Facing East)

Appendix B: Historic Maps



Map 4: Subject Property shown on an 1860 Historic Map
 (Produced under licence using ArcGIS® software by Esri, © Esri; OHCMP 2018)





Map 8: Subject Property on Current Aerial Image
Produced under licence using ArcGIS® software by Esri, © Esri; Google Earth 2023)