



**1935 Grandview Street North
Oshawa, ON**

City of Oshawa

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**PASCOE HOUSE
1935 Grandview Street North
Oshawa, ON**

I. LOCATION

The subject property is on the north part of Lot 2, Concession 4, East Whitby Township, now within the City of Oshawa. The dwelling at 1935 Grandview Street North is on the west side of Grandview Street North, south of Conlin Road and north of Taunton.

II. EARLY LOT HISTORY

The 100 acres of Lot 2, Concession 4, East Whitby Township were patented from the Crown on September 4, 1800, by Earle Hugh. Portions of the property were sold throughout the years to various individuals. On April 1, 1892 Richard Pascoe purchased the North ½ of the lot from William McGaw. A portion of the North ½ of this property is where the present dwelling was built in approximately 1902ⁱ. A barn was built on the property one year prior to the house being built.

The subject area was annexed into the City of Oshawa in approximately 1950.

III. INDIVIDUALS/OWNERS/COMPANY SIGNIFICANCE

Pascoe Family

The present dwelling, located at 1935 Grandview Street North, was possibly built by East Whitby Township Farmer Richard Pascoe or H.L Pascoe in 1902, at a cost of \$1800. Richard Pascoe and wife purchased another portion of the property on December 23, 1902ⁱⁱ.

The 1891 Census lists Richard Pasco(e) as a brother to William Pasco(e), who was head of the household. William Pasco(e) was a farmer, also listed in the household are John Pasco(e) and Anthony Pasco(e), brothers of William Pasco(e) and Ann and Elizabeth Pasco(e) sisters of William Pasco(e). The 1911 East Whitby Census shows a Herman Pascoe with wife Eleanor and children Hazel, Elda and Harvey living at Concession 4, Lot 2.

The Land Registry Records indicate the property being sold in 1924 to Herman Pascoe, possibly a son of Richard Pascoe. In 1925, the property was sold to J. Harvey, who was the son of Herman Pascoe. In 1958, the property was sold to Grant and Sylvia Pascoe. In approximately 1987-90, the Pascoe Family no longer owned the property. There have been approximately 2-3 families that have lived in the home prior to the current owners.

There is a Pascoe Court in Oshawa, in the Rossland Road and Attersley Drive area, although where this street name came from is not known for sure, further research is required.

IV. ARCHITECTURE

Style

The subject dwelling is architecturally significant as it is an example of the Italianate style design. This particular Italianate style home is similar to the plans that were set out in the Canadian Farmer Journal in 1865ⁱⁱⁱ.

This is a 2 storey, red brick dwelling with a medium pitched hip roof with side dormers and generous eaves. The south elevation contains a bay, which has a broken pediment. This dwelling has a projecting frontispiece with a gothic like gable with a broken pediment and ornate verge boarding. The front verandah is ornately decorated with capital detailing and extends across the front of the house on the west façade. It appears that the ornate detailing is currently being restored.

Entranceway

The centre entrance door case is simple in design. The door is panelled on the lower section with a window above. Between the window and the panelled bottom, is a doorbell. The door is possibly original to the home.

Masonry

The dwelling is clad in red brick that is laid in common bond. The foundation is fieldstone.

Window Openings

The windows are simple sash windows with brick heads. The frames appear to be made of wood and the lugsills are stone (concrete).

The existing sash on the west façade has 6 x 6 panes with brick lintels on the upper level and the main floor windows have been modified. The stain glass windows located above the two main floor windows and above one window on the southwest elevation are original. These windows are a unique feature of this dwelling.

The existing sash on the north elevation has 6 x 6 panes with brick lintels on the upper and the lower windows (main floor) are 9 x 9 panes with brick lintels.

The existing sash on the south elevation has 6 x 6 panes with brick lintels. There is only one sash window that has 9 x 9 panes, located on the lower southwest corner of the dwelling. The existing sash on the east elevation has 6 x 6 panes with brick lintels.

Most of the windows in the home have been replaced, although they are sympathetic in design and reflect the size of the original windows therefore keeping the symmetry of each façade.

Roof

The characteristic component of the Italianate style is the hip roof. This particular dwelling contains a medium pitched hip roof with side dormers and a tall chimney located on the North West side of the roof. The roof cladding is modern with grey asphalt shingles.

Additions

An addition was added to the north east side of the dwelling. The exact date of this addition is unknown. The addition is cladded in white vinyl siding. The addition is sympathetic in design as it follows the original roofline of the wing on the east elevation.

V. HISTORICAL SIGNIFICANCE

This residence, constructed in the Italianate style, was possibly built by either H.L. Pascoe or Richard Pascoe, both were East Whitby Township farmers. The dwelling and the property remained in the Pascoe Family for over 80 years. It is a well designed structure built in a style that was popular during the later 1800's, that was outlined in the Canada Farmer Journal from 1865, it was described as a two-storey dwelling with a projecting frontispiece covered with a mildly pitched hip roof that the editors describe as "simply designed"^{iv}. This particular style was unique to Ontario. The Canada Farmer journal presented this style of home to both the rural and farming communities, it is a house that is representative of mid nineteenth century Victorian Ontario. People wanted a larger home with more bedrooms that had interesting detailing^v. This beautifully restored Italianate Home survives on a large lot with mature vegetation.

ENDNOTES

ⁱ The present owners of the home know a Grant Pascoe that was born in the home. Mr. Pascoe told them when the home was built (1902) and how much it cost, \$1800.

ⁱⁱ Land Registry Document, portions of the document were illegible.

ⁱⁱⁱ <http://www.ontarioarchitecture.com/italianate.htm> August 23, 2006

^{iv} Bluemenson, John. Ontario Architecture: A Guide to Styles and Building Terms 1784 to the present. Toronto: 1990, p. 59

^v Ibid p. 61

APPENDICES



1. Pascoe House, West Façade



2. Pascoe House, North Façade (addition can be seen on the east)



3. Pascoe House, South Façade showing the carriage house (original).



4. Pascoe House, brick with possible builders mark, H.J. PASCOE written on it.

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



6. Barn that was built on the property one year prior to the house being built. No longer on the property.

SOURCES

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

Conveyances Abstract. Durham Regional Land Registrar's Office, Whitby.

1891 Census, East Whitby Township, Oshawa Community Archives

1901 Census, East Whitby Township, Oshawa Community Archives

1911 Census, East Whitby Township, www.collectionscanada.ca/archivianet

Kim Ogg and Bill Watling, Telephone Interview, September & October 2006

www.ontarioarchitecture.com