

**Evaluation of 117 King Street East - Oshawa Clinic
According to *Ontario Regulation 9/06*
City of Oshawa**

Prepared for
Harrison Whilsmith
Planner
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

City of Oshawa 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 Appendix C
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 the 117 King Street East, known as the Oshawa Clinic, 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-117 King Street East 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. Permission to Enter the property was granted by the property owner. 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). The research specifically was informed by M.Cole's 2021 Research Report.

2.3 Consultation

The City of Oshawa commissioned ARA to prepare a supplemental Heritage Research Report for the Oshawa Clinic, municipally known as 117 King Street East (subject property). The subject property is not currently listed on the City's Heritage Register; however, according to the Public Report by the Economic and Development Services Committee of Oshawa it has been identified in the municipal inventory as a Class A property. "Class A' properties are properties that have been evaluated by Heritage Oshawa and are determined to have the highest potential for designation" (Report number: ED-22-214, pp-5). No additional stakeholder consultation was undertaken for this report.

2.4 Method Conclusion

Using the results of the field survey and research detailed above, the CHVI of the 117 King Street East 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.

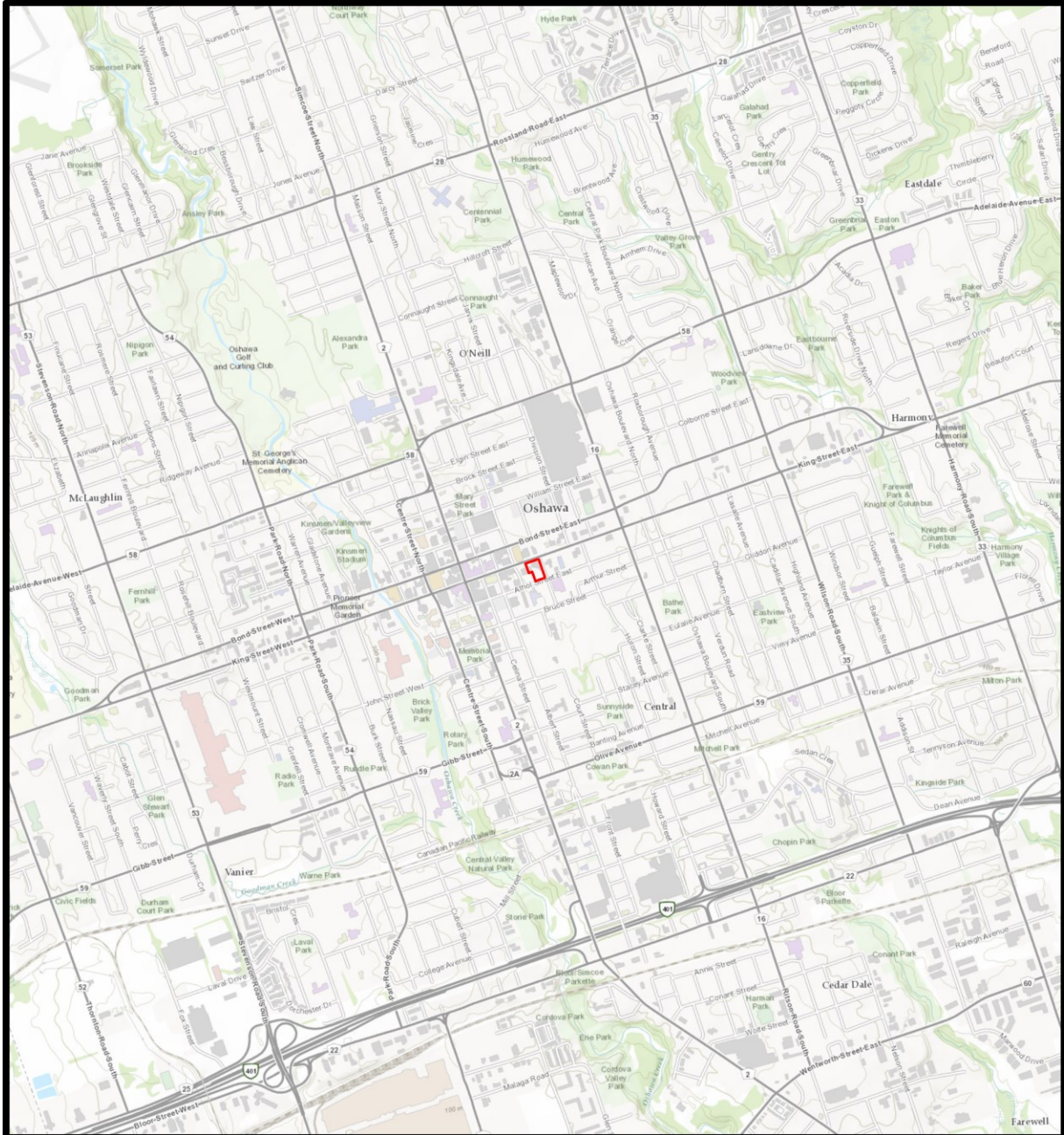
3.0 PROPERTY INFORMATION

Civic Address: 117 King Street East, Oshawa, ON

Common Name: Oshawa Clinic

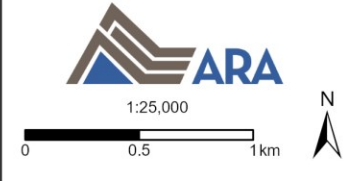
Legal Description: Lots 3 – 5 Plan 115, Lots 1 & 5 Part Lots 2 & 6 Plan 46, East Whitby

The location of the subject property within the City of Oshawa is displayed in Map 1.



117 King Street East
 City Of Oshawa
 Regional Municipality Of Durham
 Lot 10, Concession 1
 Geographic Township of Whitby
 Former Ontario County

 Subject Property



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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 1, 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

There are three connected, yet distinguishable, buildings associated with 117 King Street East which are referred to within this section as the east wing (circa 1948, addition 1960), the center tower (circa 1971) and west wing (1987).

5.1 Architecture or Design

The east wing of the subject property is in keeping with the Beaux-Arts architectural style, which in Ontario typically incorporated more classical influence, as is displayed in the east wing. Beaux-Arts as an architectural style emerged in late 19th century 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. While this new interpretation of the Classical 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). The style was well-adapted in small towns, even using varied materials like brick, pressed metals, wood, while opting to use the smooth white stone more sparingly for coining and accents (Ricketts et al 2011).

In Ontario “modern Classicism, were marked by reducing the Classical elements to the bare essentials”, often in response to the harsh weather conditions (Blumenson 1990:125). 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). The subject property was designed for heavy public use and thus, serves a highly utilitarian purpose with minimal need for ornamentation.

The center tower is a Modernist building with brutalist influences. The Modernist architectural approach, or “modernism”, represents 20th century ideas, primarily from the western world, based

on the concept that “form should follow function” (Fram 2003). It is heavily based on minimalist designs and thus, rejects heavy ornamentation. “The Congress Internationaux d’Architecture Moderne (1928-1959) declared that “rationalization and standardization were what was needed” (Kyles 2016). As Ricketts noted, it was the introduction of new materials like steel and reinforced concrete which allowed architects to innovate, amongst these new techniques was the use of large panes of glass, into the exterior walls and facades (Ricketts et al 2004, McHugh and Bozikovic 2017:17). These materials allowed experimentation in designs throughout the modernism movement. The use of these large steel beams gives way to pronounced horizontal lines but also provided flexibility to manipulate the exterior line, integrate large overhangs and recessed areas, and massing. International style reinforced the modernist concept that space should be organized efficiently both on the interior and exterior.

In Canada, the modernist movement took off after the Second World War, was fully entrenched in the public realm by 1950, and remained commonplace well into the 1970s (Ricketts et al 2004:191, Kalman 2000:535). While the modernism movement would eventually include various genres or sub-styles, often referred to as mid-century modern, the modernist movement was first associated with International Style and the two terms are sometimes used interchangeably. As Rickett’s writes “Modernism was the uniting theme of Internationalism, Structuralism, Brutalism and Expressionism” (2011:163).

The center tower of the Oshawa Clinic exhibits brutalist influences. The Brutalist style is a product of the Modernist movement.. Brutalism projects a visual heaviness and power statement made through its solid exterior’s materials and modest inclusion of windows. This style is usually seen in civic buildings, complexes and performing arts. Much like all modern buildings, function is paramount and expressed in the form. Brutalism was an attempted answer to the lack of warmth exuded by the internationalism style of glass and steel. Built for easy adaptation, Brutalist buildings generally allow for complex interiors not legible from the fortress-like exterior (Ricketts et al. 2004:204). Brutalism is also seen as an answer to the construction materials that were needed in the post-war times, as seen with the 1960s booming concrete trade coinciding with a building boom (McHugh and Bozikovic 2017:18).

A description of the architecture/design of 117 King Steet East, is as follows:

- 117 King Street East, east wing
 - Two storey wood frame, brick veneer building with a two-storey concrete outbuilding. The east wing exhibits refined classical influences whilst retaining utilitarian character (Image 1)
 - Rectangular plan
 - Flat roof
 - Full basement with poured concrete foundation (Image 5)
 - Clad in red brick in “Flemish” bond (Image 6)
 - Decorative stone banding divides the wall in three parts that delineate the parapet and foundation from the rest of the elevation (Image 4, Image 5, Image 7)
 - The top mould, frames the parapet, it is finished with a simple cavetto mould (Image 7)
 - Cavettos are concave and can represent a quarter or three-quarter ellipse
 - The mould delineating the foundation is of the torus type (Image 7)

- Torus moulds are convex and approximate a semi circle, roughly three-quarters of a radius
 - Plain red brick parapet (Image 2, Image 4, Image 5)
 - Parapet is visually broken up by raised rectangular panels. They are regularly spaced and run along the entirety of the parapet (Image 4, Image 5, Image 7)
 - Rectangular window openings positioned on all elevations
 - Openings are symmetrically positioned and establish a rhythm in the composition (Image 4, Image 7)
 - Newer windows
 - Two pane windows
 - Decorative red brick flat or “jack” arch with keystone and structural steel lintel (Image 7)
 - Stone sills
 - Stone Frontispiece on façade
 - Formal “original” entrance
 - Framed by two columns supporting a flat roof architrave inscribed with: “Oshawa Clinic” (Image 3)
 - Recessed wood door with glass panes and transom
 - Accessed by a small concrete double staircase with steel railing leads up to main entrance
 - Landscape features along façade and east elevation (Image 2, Image 3)
 - Features include shrubbery and large limestone slabs dispersed intermittently
 - Paved semi-circular walkway
 - South elevations have no evidence of landscaping as it is occupied by a large parking lot (Image 8)
 - Narrow setback from the road
- 117 King Street East, center tower
 - Square eight-storey tower with brutalist influences (Image 9)
 - Primarily envelope is comprised of a “steel skeleton” clad in red brick stacked in common bond with two semi-elliptical concrete extensions (one on north elevation and one on west elevations)
 - Semi-elliptical extensions, is built with vertical concrete strips/ridges that break up the surface. (Image 9, Image 10)
 - Concrete rendering is mirrored on the west corner of east wing and provides balanced composition (Image 10)
 - There is evidence to suggest that said extensions are used as staircases or elevator shafts
 - Flat roof, with exposed modern systems such as communications, HVAC and electrical (Image 11)
 - West corner of the center tower is made up of concrete platforms finished with windows assembled in rows, form a corner (Image 9)
 - Appears to be structurally supported by load bearing column
 - East and south elevations are clad in red brick. The center of the assemblage is visually broken up by fixed ribbon windows with aluminum panelling, painted white, delineating each floor (Image 12)
 - Main entrance is on south elevation in proximity to rear parking lot. Functional entrance which provides access from parking area direct to urgent care
 - Steel overhang on rear elevation (Image 12)
- 117 King Street East, west wing

- Three storey rectangular addition
 - Red brick envelope running in common bond similarly to the 1970's tower
- Façade is finished with large glass curtain walls
 - Frontispiece that includes main entrance
 - Ribbed steel overhang over entrance
- Ribbed steel parapet breaks up the facade
- Side elevations include small rectangular window openings

When examined against the typical characteristics of the Beaux-Arts architectural and Modernist architecture 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), 117 King Street East's the east wing meets more than half of the characteristics of the style and therefore can be considered representative of the Beaux-Arts architectural style, and the center tower meets more than half of the characteristics of the Modernist style and therefore can be considered representative of Modernist architecture.

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 117 King Street East East Wing (Yes or No)
Square or rectangular plan	Yes
Formal symmetry	Yes
Stone details or facades (usually grey limestone, sometimes cast-stone substitution)	Yes
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	No
Pedimented portico	No
Corners emphasized by quoins or engaged columns	No
Highly visible central entrance or frontispiece	Yes
Primarily a public style, particularly identified with hospitals, banks, train stations and schools	Yes

Table 2: Characteristics of Modernist Style Architecture
(Adapted from Fram 2003; Blumenson 1990; Kalman 2000; Ricketts et al 2004; Kyles 2016)

Characteristic of Modernist Style	Internationalism	Structuralism	Brutalism	Characteristics of 117 King Street East Centre Towner (Yes or No)
Rectangular or square massing	✓	✓		Yes
Hard, angular edges	✓	✓		Yes
Sense of Regularity, not symmetry	✓			Yes
General horizontal appearance	✓	✓		No

Characteristic of Modernist Style	Internationalism	Structuralism	Brutalism	Characteristics of 117 King Street East Centre Towner (Yes or No)
Severely plain surfaces	✓		✓	Yes
Large horizontal expanses of glass	✓	✓		Yes
Butterfly roof	✓			No
Colonnades (civic buildings)	✓			No
Skeleton of reinforced concrete or steel	✓		✓	Yes
The colour white	✓			Yes
Flat roof	✓	✓	✓	Yes
Lack of decoration	✓	✓	✓	Yes
Minimalist landscape	✓		✓	Yes
Part of campus-like setting		✓		Yes
Brick bands		✓		Yes
Low-rise (3-4 Storeys)		✓		No
Access to shared green space		✓		No
Heavy solid walls of masonry			✓	Yes
Textured concrete			✓	Yes
Rough echoes of wood mould in concrete			✓	Yes
Roughly surfaced brick			✓	Yes
Exposed heating/plumbing/electrical systems			✓	Yes
Few windows			✓	No

5.2 History

5.2.1 Oshawa Community Development

Oshawa's first Euro-Canadian resident was Benjamin Wilson, who settled with his family on the shore of Lake Ontario, near the mouth of Oshawa Creek (Kaiser 1921). Wilson was a native of Vermont and used an old French trading post located along the lakeshore as his family's first shelter. Wilson's daughter Nancy was the first settler infant born in Ontario County; she would later marry into the Pickell family, who were another early settler family (Kaiser 1921). In 1842, the hamlet of Oshawa consisted of little more than a few houses, two hotels, and three general stores although a post office was established later that year. Edward Skea was the owner of the largest general store, which had been in operation since 1835. The settlement was initially called "Skea's Corner," but was changed to "Oshawa" at the suggestion of Moody Farewell, a resident of the nearby hamlet of Harmony (Kaiser 1921).

Oshawa incorporated as a village in 1849 (City of Oshawa 2023). The Grand Trunk Railway was constructed through the area in 1856; prior to this, Port Sydenham (now Oshawa Harbour) was the most important way of transporting goods to the fledgling settlement. The Grand Trunk Railway had a station in Oshawa, and there were several other forms of transportation such as a daily stage and mail coach that ran as far north as Beaverton, located on Lake Simcoe. By 1857,

Oshawa had several large factories, including the Oshawa Manufacturing Company (which produced agricultural implements), and Fuller and Company (which manufactured furniture). The settlement also had a number of other industries, such as a wagonmaker, several blacksmiths, a livery stable, several general stores, hotels taverns, and other businesses. The settlement's population was approximately 3,000 (Lovell 1857). Tremaine's 1860 *Map of the County of Ontario, Upper Canada* indicates the village of Oshawa, while clearly defined as a tightly settled area, is still relatively small and is surrounded by agricultural plots or open land (see Map 4). Oshawa Creek was located on the west side of the growing settlement, and Harmony and Farewell Creeks were located to the east. There are several churches and mills that were established around the core of Oshawa, along with likely numerous more in town.

In 1876, Col. Robert S. McLaughlin moved to Oshawa and established a carriage manufacturing factory known as the McLaughlin Carriage Company. At one point, this was the largest carriage works in the British empire (City of Oshawa 2023). In the early 1900s, McLaughlin took advantage of the automobile's developing popularity and contracted with Buick Motor Company in order to use the Buick-developed engine in a McLaughlin automobile. Production began in 1907 (City of Oshawa 2023). In 1915, McLaughlin began producing Chevrolets, and three years later a merger between McLaughlin Motor Company and Chevrolet created General Motors Canada, which is still a major employer within the city (City of Oshawa 2023).

An 1877 map of Ontario County produced by J.H. Beers & Company indicates that the town of Oshawa had grown substantially, and while the main core of the settlement had expanded slightly, the boundaries of the town encompass twelve concession blocks (see Map 5). Subdivision of these concession blocks did not appear to be widespread at that time, but by 1911 a Fire Insurance Plan produced by Charles Goad indicates the area was well settled with predominately residential and commercial structures (see Map 7). Structures were comprised of frame, brick and concrete buildings, and commercial enterprises on King Street East and Athol Street East included a plumber, the Oshawa Interior Fitting Company, a sash and door factory, and a planing mill, among others.

Oshawa incorporated as a city in 1924 (City of Oshawa 2023). A 1930 topographic map shows that the City of Oshawa had grown substantially, and that numerous streets and subdivisions had been surveyed and built within the city limits (see Map 6). There are several rail corridors located in the more industrial south end of the city, whereas the north end had a golf course, a track or racecourse, and less settled street surveys. A 1948 Fire Insurance Plan indicates the city blocks between William Street East in the north, Kenneth Avenue and Drew Street to the east, Bruce Street in the south, and Celina and Ontario Streets to the west generally consist of frame or brick structures (see Map 7). As compared to 1911, the area is becoming increasingly urbanized with less residential structures and more industrial and commercial spaces.

The population of Oshawa had reached 25,000 by 1948 (Cole 2021). A 1954 aerial photograph indicates that Oshawa's downtown was quite developed with a grid of streets occupied by what appears to be both industrial blocks and residential neighbourhoods (see Map 8). A 1966 Fire Insurance Plan shows that the area around King Street East and Athol Street East between Celina Street and Charles Street was predominately industrial or commercial, and many of the residences seen in the 1948 Fire Insurance Plan have either been demolished or converted (see Map 7). Prospect Street's name had been changed to Mary Street between 1948 and 1966, although the names of other streets and their configuration remain largely the same. A modern aerial photograph demonstrates that Oshawa consists of a commercial core concentrated along historically surveyed roadways to the east of Oshawa Creek, that gives way to tightly clustered residential properties built on a grid-pattern of streets (see Map 9). The area is a well developed

urban and suburban landscape interspersed with areas of green space, especially along creeks. The City of Oshawa continues to be a major industrial and manufacturing hub as it was through most of the late nineteenth and all of the twentieth century, with over 3,000 people employed in those trades (City of Oshawa 2023).

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

The building at 117 King Street East was constructed in 1948. Below is a complete history of the property from 1798 until the present day:

- Crown Patent for Lot 10, Concession 1 (200 acres) went to Isabella Shaw on May 22, 1798 (see Table 3)
- On December 30, 1824, all 200 acres was sold to John Crooks by Isabella and John Powell.
- On June 16, 1829, John Crooks sold all 200 acres to Charles Arkland.
- Over the mid-nineteenth century, Charles Arkland subdivided Lot 10, Concession 1 into parcels of various sizes and sold them to numerous owners such as William Till, Robert Moscrip, and Silas Fairbanks.
- George Tremaine's 1860 *Map of the County of Ontario, Upper Canada* indicates that the subject property is located on land that belonged to S.B. Fairbanks (see Map 4). The property fronts onto a historically surveyed roadway and while there are no buildings or landscape features such as orchards indicated within the boundaries of the subject property, it lies in close proximity to the urban core of Oshawa village.
- Mrs. Fairbanks' Plan 46 in the Village of Oshawa was registered on November 6, 1872.
 - 117 King Street East will eventually comprise Lots 1 and 5 and part of Lots 2 and 6 of Plan 46 (see Table 7, Table 8, Table 9, Table 10).
 - Hannah Arkland Fairbanks was born in 1833 in Whitby and married Silas Fairbanks in 1851 (Terech 2016, Family Search 2023).
 - The couple had three surviving children (May Louise, Kate Eugenie, and Charles Stratton Burnham) and was influential in Oshawa's social and civic life (Terech 2016).
 - Silas Fairbanks died in 1871, Hannah A. Fairbanks died in 1876 (Terech 2016, Family Search 2023).
- J.H. Beers' & Co.'s 1877 map of East Whitby Township in the *Illustrated Historical Atlas of the County of Ontario* shows that the subject property was located within the boundaries of the village of Oshawa at the periphery of its urban settlement area (see Map 5). There are no individual lot owners listed, nor are there any structures or distinguishing landmarks noted within or adjacent to the subject property's boundaries.
- Bassett & Evely's Plan 115 was registered on October 20, 1899.
 - 117 King Street East will eventually comprise Lots 3 through 5 of Plan 115 (see Table 4, Table 5, Table 6).
- Lot 1 and Lot 2 in Plan 46 (Mrs. Fairbanks' Plan) were sold to William Hempinstall by Hannah Fairbanks on June 3, 1873 (see Table 7 and Table 8).
 - Between 1873 and 1907, Lot 1 was sold to numerous owners before being purchased by John F. Tamblyn on July 4, 1907.
 - J.F. Tamblyn was Oshawa's postmaster and resided at 117 King Street East according to the 1921 Oshawa City Directory (Reformer Publishing 1921, Cole 2021).
 - In October 1934, the Supreme Court of Ontario foreclosed on Lillian Tamblyn, John's widow, and the property was sold to Lillian F. Meagher on June 28, 1939.

- The Meaghers were the owners and operators of Meagher's Funeral Home, which was located on the subject property before it was demolished for the clinic (Hendry 2022).
- In March 1946, Lillian Meagher granted all of Lot 1 to Grant L. Bird and Oscar G. Mills, the founders of the Oshawa Clinic (Cole 2021).
 - Dr. Grant L. Bird and Dr. Oscar G. Mills graduated from University of Toronto together in 1921 and formed a partnership in 1927 (Cole 2021, Oshawa Clinic 2023).
 - Dr. Bird and Dr. Mills were joined by Dr. W.S. Millman, a radiologist, in 1930, and Dr. James R. Bayne, a pediatrician, in 1934 (Cole 2021, Oshawa Clinic 2023).
 - The practice was initially based in the former home of George Miller, which was located at 92 King Street East, but the practice quickly outgrew the facilities necessitating the construction of a new clinic which opened in 1948 (Cole 2021).
 - 92 King Street East is now a parking garage (Cole 2021).
- On August 21, 1947, Grant Bird and Oscar Mills granted all of Lot 1 to Clinic Buildings, Ltd, who remain the current owners of the property.
- Lot 5 in Plan 46 (Mrs. Fairbanks' Plan) was sold to May L. Gibbs by H.E. Gibbs, among others, on July 31, 1883 (see Table 9).
 - May and Frank Gibbs sold all of Lot 5 to William J. Trick in September 1901, who then sold to William Guy the same month.
 - Lot 5 was subdivided on August 29, 1919, when William Guy sold 8.5 metres (28 feet) to Louis N. Germond. The remainder of the lot was sold to Clarence Sadler on October 2, 1934. The 1921 Oshawa City Directory listed William Guy at 18 Charles Street, and an L. Germond at 22 Charles Street (Reformer Publishing 1921).
 - Clarence Sadler sold the remainder of Lot 5 to Vaijislav Carapic and Olga Greskanovitch on June 27, 1956.
 - Vaijislav Carapic and Olga Greskanovitch granted their part of Lot 5 to Clinic Buildings, Ltd. on June 27, 1956.
 - The 8.5 metres of Lot 5 changed hands five times between 1946 and 1964, when it was sold to Clinic Buildings, Ltd. by John and Helena Moskalik.
 - Clinic Buildings, Ltd. remains the owner of Lot 5 in Plan 46.
- Lot 6 in Plan 46 (Mrs. Fairbanks' Plan) was also sold to May L. Gibbs by H.E. Gibbs on July 31, 1883 (see Table 10).
 - On February 24, 1900, May and Frank Gibbs sold all of Lot 6 to Edwin L. Vickery. Vickery sold the Right of Way in Lot 6 to Edwin McDowell in April 1904 and the remainder of the lot to Charles W. Owens in October of the same year.
 - Charles Owens further subdivided Lot 6; he sold part to William Anderson on February 21, 1907, and part to Hezekiah Hambly on April 2, 1919.
 - The 1921 Oshawa City Directory listed William Anderson at 114 Athol Street East (Reformer Publishing 1921). William Anderson's part of Lot 6 remained in the Anderson family until January 1933, when Christina Anderson granted it to Joseph S. Macklin. It was sold a further four times between 1933 and 1968, when Yen Seto granted it to Clinic Buildings, Ltd. on May 17, 1968.
 - Hezekiah Hambly sold part of Lot 6 to Louis N. Germond on November 21, 1919. However, the 1921 Oshawa City Directory listed Hezekiah Hambly as residing at 32 Charles Street and part of the Hambly parcel was retained

- until January 1947, when the executors of Emma Hambly sold part of Lot 6 to the Penicka family (Reformer Publishing 1921).
- Laurie Germond sold part of Lot 6 to Mae Jones on December 6, 1946. The Jones' retained the property until 1953, when it was sold to John & Helena Moskalik, who in turn sold to Clinic Buildings, Ltd. on October 9, 1964.
 - The Penickas sold part of Lot 6 to John Semenuk on March 22, 1950. The Semenuk family kept part of Lot 6 until Alfred Semenuk sold it to Clinic Buildings, Ltd. on October 20, 1978.
- The McDowell family sold the Right of Way to Lot 6 to Lauri and Linda Oittinen in 1944 (Alice & Thomas McDowell) and 1960 (Evelyn McDowell), respectively. On July 17, 1963, Linda Oittinen's executors sold the Right of Way to Clinic Buildings, Ltd.
 - Edwin J. McDowell was listed as living at 110 Athol Street East in the 1921 Oshawa City Directory, and owned part of a wholesale grocery store that was located at 104 King Street West (Reformer Publishing 1921).
 - Clinic Buildings, Ltd, is the current owner of Lot 6, Plan 46 and has been since all parts of the lot were consolidated under its ownership in 1978.
 - Lot 3 in Plan 115 (Bassett & Evely's Plan) was sold to Isaac Huggins by Richard Bassett and the executors of John Evely on May 21, 1901 (see Table 4).
 - Isaac Huggins sold Lot 3 to John Lauder on January 5, 1905.
 - Mary Lander or Lauder was listed as the widow of John Lander residing at 103 King Street East in the 1921 Oshawa City Directory (Reformer Publishing 1921).
 - On September 17, 1943, Lauder's executors sold the lot to Chester W. Ferrier who kept the property until 1962 when it was sold to Charles Foote.
 - On May 14, 1973, Charles Foote granted Lot 3 to the Credit Bureau of Oshawa, and it was subsequently sold to Clinic Buildings Ltd. by a numbered corporation.
 - The former structure at 103 King Street was demolished in the 1970s (Cole 2021, Hendry 2022).
 - Lot 4 in Plan 115 (Bassett & Evely's Plan) was sold on October 27, 1899, to Martin Luther Evely (see Table 5).
 - The lot changed hands twice between 1899 and March 1912, when Winnifred M. Miller sold it to Charles Russell.
 - Charles Russell sold Lot 4 to Charles and Stirling Magio on December 18, 1963.
 - Charles and Stirling Magio sold Lot 4 to Clinic Buildings, Ltd. on March 3, 1969.
 - Lot 5 in Plan 115 (Bassett & Evely's Plan) was sold on December 23, 1899, to Thomas George Gale (see Table 6).
 - Gale sold all of Lot 5 to William J. Trick on July 16, 1900, who then sold the entire lot to Edwin J. McDowell in December 1903.
 - McDowell sold part of Lot 5 as a Right of Way to Edwin L. Vickery on April 22, 1904, which follows a similar land history to William Anderson, who owned part of Lot 6 in Plan 46.
 - The Right of Way for Lot 5, Plan 115 was sold to Clinic Buildings, Ltd. by Yen Seto on May 17, 1965.
 - In December 31, 1944, Alice G. and Thomas H. McDowell sold Lot 5 to Lauri A. Oittinen, although on April 19, 1960, the executor of Thomas H. McDowell granted Lot 5 to Linda Oittinen. The reason for the discrepancy is not clear.
 - On July 17, 1963, Evelyn McDowell and Charles McKibben, the executors of Linda Oittinen, sold Lot 5 to Clinic Buildings, Ltd.

- According to a 1911 Fire Insurance Plan, the subject property contained seven buildings (see Map 7). Their individual owners and purposes were not listed, although it is likely that they were private residences. The subject property was adjacent to a planing mill and lumber shed. The addresses contained within the boundaries of the current subject property include:
 - 103 King Street East, a two-and-a-half storey wood frame, brick veneer building with a two-storey concrete outbuilding,
 - 109 King Street East, a two-and-a-half storey wood frame, brick veneer building with a one-storey concrete addition and two one-storey concrete out buildings;
 - 117 King Street East, a one-and-a-half storey L-shaped building with a one-and-a-half storey brick rear addition and an addition one-storey addition, also in the rear;
 - 118 and 120 Charles Street, a semi-detached one-and-a-half storey brick building;
 - 30 Charles Street, a two-and-a-half wood frame, brick veneer building with a one-storey addition on the west elevation;
 - 114 Athol Street East, a one-and-a-half storey wood frame, brick veneer building; and
 - 110 Athol Street East, a one-and-a-half wood frame, brick veneer building with a one-storey wood rear addition and a two-storey concrete outbuilding.
- A 1930 topographic map indicates that corner of King Street East and Charles Street had not yet been extensively developed, although it appears there were structures there at the time (see Map 6). The boundaries of the structures have not been defined, nor have individual owners or construction style been noted. The area immediately surrounding the subject property had been extensively surveyed and subdivided as part of a developing urban area.
- According to a 1948 Fire Insurance Plan, the Oshawa Clinic was under construction at 117 King Street East (see Map 7). The building consisted of a two-storey brick, L-shaped structure that fronted onto King Street and ran almost halfway down the block on Charles Street. The boundaries of the subject property also contained seven additional addresses, which include:
 - 103 King Street East, a brick veneer two-and-a-half storey building, was occupied by Dr. Chester W. Ferrier, physician (Vernon's 1948);
 - 109 King Street East was a brick veneer two-and-a-half storey building with a one-storey façade addition occupied by J.P.G. Maroosis (Vernon's 1948);
 - 18 and 20 Charles Street was a duplex-style two-storey brick building. 18 Charles Street was occupied by C.A. Sadler and 20 Charles Street was occupied by L.O. Irwin (Vernon's 1948);
 - 24 Charles Street, which was not present on the 1911 Fire Insurance Plan, consisted of a two-storey brick building occupied by Samuel Sklar and Max Rockert (Vernon's 1948);
 - 32 Charles Street was a two-and-a-half storey brick veneer building with a one-storey wood rear addition, but the owner was not listed in the city directory;
 - 114 Athol Street East, a two-and-a-half brick veneered building, was vacant (Vernon's 1948); and
 - 110 Athol Street East was occupied by L. Oittinen and consisted of a two-and-a-half brick veneer building with a wood one-storey rear addition and a concrete outbuilding, labelled as ":110A" (Vernon's 1948).
- **The Oshawa Clinic opened at its current location on December 1, 1948.** At the time it consisted of only the red brick rectangular building that opened onto King Street East and another rectangular wing behind it that ran along the west side of Charles Street as seen in the 1948 Fire Insurance Plan(see Map 7, Cole 2021, Oshawa Clinic 2023).

- The clinic was patterned after the Mayo Clinic in the United States; Dr. Bird and Dr. Mills liked the concept of physicians and specialists working together in a group practice as an established corporate clinic and felt the model would work well in Canada (Cole 2021, Oshawa Clinic 2023).
- As outlined by Cole “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” (Cole 2021:6).
- The 1948 City of Oshawa Directory lists G.L. Bird, O.G. Mills, W.S. Millman, A.K. Mighton, M. Townsend, J.R. Boyne, and J.A. Patterson as the physicians on staff (Vernon’s 1948, see Figure 1).
 - A corporate clinic also mirrored off the Mayo Clinic had opened in Winnipeg in 1921, but the Oshawa Clinic was the first of its kind in Ontario (Cole 2021).
- A 1954 aerial photograph indicates that there was a structure within the subject property’s boundaries although the resolution of the photograph is poor (see Map 8). The parking lot had not been constructed, and the city block is lined with what appears to be individual residences and larger commercial structures. The town streets have the same configuration as today, and the immediately surrounding area is well settled and developed. A 30,000 square foot wing was added to the rear of the original building in 1961. It was known as the East Wing, and can be seen occupying the former addresses of 18 and 20 Charles Street in the 1966 Fire Insurance Plan (Cole 2021, see Map 7). The addition has been well-integrated with the 1948 building, and the location where it adjoins the original clinic is difficult to discern.
- A 1966 Fire Insurance Plan shows that the subject property had added a rectangular wing along Charles Street, at the rear of the original clinic building (see Map 7). The clinic building itself had fire-resistant brick walls with concrete floors and a concrete roof. It was two storeys with a basement, with a two-and-a-half storey lab at the rear. 103 King Street East and 109 King Street East, would later become a part of 117 King Street East. 103 King Street East consisted of a two-and-a-half storey brick veneered office and 109 King Street East, consisted of a two-and-a-half storey brick veneer office with multiple one-storey additions. There was a parking lot at the northeast corner of Athol Street East and Mary Street, but it had not yet been expanded behind the clinic. That area was occupied instead by three two-and-a-half storey brick veneered structures with the addresses of 32 Charles Street, 110 Athol Street East, and 114 Athol Street East.
 - 103 King Street East was occupied by several businesses and/or offices, including Foote’s Towing Service, Foote’s Telephone Answering Service, Hertz Car & Truck Rentals, Keith Peters Realty, and physician Chester W. Ferrier (Vernon’s 1966).
 - 109 King Street East was occupied by a medical practice staffed by Drs. C.A. Morgan, W.K. Blair, and W. Kutzner, and a Mrs. C. Russell (Vernon’s 1966).
 - 24 Charles Street was the Oshawa Clinic’s lab (Vernon’s 1966).
 - 32 Charles Street was occupied by R.T. Collier and Mrs. G. Bates (Vernon’s 1966).
 - 110 Athol Street East was occupied by the Oshawa Clinic’s physiotherapy practice (Vernon’s 1966).
 - 114 Athol Street East was occupied by Y. Seto (Vernon’s 1966).
- In 1971, construction began on an eight-storey tower in order to provide additional space for over 40 doctors affiliated with the Oshawa Clinic to open an urgent care centre. The facility was enlarged in 1985 and another three-storey wing was added to the west of the tower in 1987 (Cole 2021, Oshawa Clinic 2023, Figure 2).

- Clinic Buildings, Limited is the current owner for all lots and parcels represented in the legal description of the property. A current aerial image shows the boundaries of the subject property with the clinic buildings fronting onto King Street East, with an L-shaped footprint along Charles Street, with a parking lot to its rear along Athol Street East (see Map 9). 117 King Street East is located within Oshawa's downtown core as part of an extensively surveyed urban settlement.
 - The Oshawa Clinic operates three satellite locations and employs over 130 physicians as one of the largest medical practices in Canada (Oshawa Clinic 2023).

**Table 3: Summary of Property Ownership for Lot 10, Concession 1
(LRO #40)**

Instrument #	Instrument	Date	Grantor	Grantee	Comments
--	Patent	22 May 1798	The Crown	Isabella Shaw	All 200 acres
5089	B&S	30 Dec 1824	John & Isabella Powell	John Crooks	All 200 acres
6812	B&S	16 June 1829	John Crooks	Charles Arkland	All 200 acres
189--	B&S	4 Sep 1841	Charles Arkland	William Till	7/16 acre
29291	B&S	1 Aug 1844	William Till	Charles Arkland	½ acre
29507	B&S	7 Jun 1847	Charles Arkland	Robert Moscrip	50 square roods
39124	Mortgage	12 Nov 1850	Charles Arkland	Silas Fairbanks	[Illegible]
41309	Mortgage	23 Jul 1851	Robert Merscrip	Silas Fairbanks	Part, east of Albert St.
30050	Lease	10 Jun 1867	Peter & Amanda Higley	Silas Fairbanks	20 acres Part Lot 10 Con 1
46	Plan	6 Nov 1872	Mrs. Fairbanks Plan of Village of Oshawa		
6685	B&S	8 May 1899	Mary A. Whitelaw	Richard Bassett & John Evely	4 29/100 acres, Part Lot 10 Con 1
115	Plan	20 Oct 1899	Bassett & Evely's Plan		

**Table 4: Summary of Property Ownership for Lot 3, Plan 115
(LRO #40)**

Instrument #	Instrument	Date	Grantor	Grantee	Comments
Plan Filed 16 Nov 1899					
7148	B&S	21 May 1901	Richard Basset & wife and exr of John Evely	Isaac Huggins	All Lot 3 Plan 115
7989	B&S	5 Jan 1905	Isaac Huggins & wife	John Lauder	All Lot 3 Plan 115
48366	Grant	17 Sep 1943	Newton J. & Marian B. Lauder, exrs of John Lauder	Chester W. Ferrier	All Lot 3 Plan 115
130895	Grant	20 Dec 1962	Chester Ferrier & wife	Charles Foote	All Lot 3 Plan 115
211379	Grant	14 May 1973	Charles Foote & wife	Credit Bureau of Oshawa	All Lot 3 Plan 115
D92397	Transfer	26 Jun 1979	Clinic Buildings Ltd	Clinic Buildings (1979) Ltd	All Lots 3-5 Plan 115
D191873	Grant	- Dec 1985	Credit Bureau of Oshawa Ltd	379078 Ontario Ltd, 379079 Ontario Ltd cob. As Destiny Contracting	All Lot 3 Plan 115
D254657	Transfer	10 Jul 1987	379078 Ontario Ltd, 379079 Ontario Ltd	Clinic Buildings (1979) Ltd	All Lot 3 Plan 115

Instrument #	Instrument	Date	Grantor	Grantee	Comments
			C.O.B. as Destiny Contracting		
DR602345	Transfer	10 Mar 2007	Clinic Buildings (1979) Ltd	Corp. City of Oshawa	

Table 5: Summary of Property Ownership for Lot 4, Plan 115 (LRO #40)

Instrument #	Instrument	Date	Grantor	Grantee	Comments
Plan Filed 16 Nov 1899					
6820	B&S	27 Oct 1899	Richard Basset & wife and exr of John Evely	Martin Luther Evely	All Lot 4 Plan 115
7621	B&S	4 Nov 1903	Martin Evely	Thomas J. Miller	All Lot 4 Plan 115
10583	Grant	4 Mar 1912	Thomas Miller	Winnifred M. Miller	All Lot 4 Plan 115
51954	Grant	13 Sep 1915	Winnifred M. Miller	Charles Russell	All Lot 4 Plan 115
136147	Grant	18 Dec 1963	Charles Russell & wife	Charles & Stirling Magio (?)	All Lot 4 Plan 115
174665	Grant	3 Mar 1969	Charles & Stirling Magio (?)	Clinic Buildings Ltd	All Lot 4 Plan 115
D92397	Transfer	26 Jun 1979	Clinic Buildings Ltd	Clinic Buildings (1979) Ltd	Lots 4 Plan 115
DR602345	Transfer	10 Mar 2007	Clinic Buildings (1979) Ltd	Corp. City of Oshawa	

Table 6: Summary of Property Ownership for Lot 5, Plan 115 (LRO #40)

Instrument #	Instrument	Date	Grantor	Grantee	Comments
Plan Filed 16 Nov 1899					
6829	B&S	23 Dec 1899	Richard Basset & wife and exr of John Evely	Thomas George Gale	All Lot 5 Plan 115
6967	B&S	16 Jul 1900	Thomas G. Gale	William John Trick	All Lot 5 Plan 115
7654	B&S	2 Dec 1903	William J. Trick & wife	Edwin J. McDowell	All Lot 5 Plan 115
7741	Grant	22 Apr 1904	Edwin McDowell & wife	Edwin L. Vickery	Part for ROW
7921	B&S	24 Oct 1904	Edwin Vickery & wife	Charles Avons	Lot 5 ROW
8642	B&S	21 Feb 1907	Charles W. Avons	William Anderson	Lot 5 ROW
24168	Grant	5 Aug 1925	Alice G. McDowell, exr Edwin McDowell	Alice G. & Thomas H. McDowell	All Lot 5 Plan 115
33631	Grant	20 Apr 1929	Exrs of William Anderson, dec'd	Christina Anderson	Lot 5 ROW
88154	Grant	28 Jan 1933	Christina Anderson	Joseph S. Macklin	Lot 5 ROW
53957	Grant	23 Sep 1946	Will of Alice McDowell, John McDowell	Thomas H. McDowell	All Lot 5 Plan 115
75314	Grant	10 Jul 1953	Estella R. Johnson	Nellie & George Martin	Lot 5 ROW

Instrument #	Instrument	Date	Grantor	Grantee	Comments
113937	Grant	19 Apr 1960	Evelyn McDowell exr of Thomas H. McDowell	Linda Oittinen	All Lot 5 Plan 115
133252	Grant	17 Jul 1963	Evelyn McDowell & Charles McKibben, exrs of Linda Oittinen	Clinic Buildings Ltd	All Lot 5 Plan 115
133954	Grant	25 Jul 1963	Nellie H. Martin	Yen Seto	Lot 5 ROW as in 72314
155155	Grant	17 May 1965	Yen Seto	Clinic Buildings Ltd	Lot 5 ROW
D92397	Transfer	26 Jun 1979	Clinic Buildings Ltd	Clinic Buildings (1979) Ltd	Lot 5 Plan 115
DR602345	Transfer	10 Mar 2007	Clinic Buildings (1979) Ltd	Corp. City of Oshawa	

**Table 7: Summary of Property Ownership for Lot 1, Plan 46
(LRO #40)**

Instrument #	Instrument	Date	Grantor	Grantee	Comments
Plan Filed 1 Aug 1871					
46	Plan	6 Nov 1872	Mrs. Fairbanks Amended Plan		
1389	B&S	3 Jun 1873	Hannah Fairbanks et al	William Hepinstall	All Lot 1, Plan 46
6007	B&S	8 Oct 1894	William Hepinstall	Sarah Ann Hepinstall	All Lot 1, Plan 46
6627	B&S	4 Feb 1899	Sarah Ann & William Hepinstall	John Montgomery	All Lot 1, Plan 46
8832	B&S	4 Jul 1907	John Montgomery & wife	John F. Tamblyn	All Lot 1, Plan 46
37750	Grant	5 Jan 1931	John M. & Lillian Tamblyn, exrs of John F. Tamblyn	Lillian Tamblyn	All Lot 1, Plan 46
39378	Foreclosure	17 Oct 1934	Supreme Court of Ontario, Credit Foncier	Lillian Tamblyn	All Lot 1, Plan 46
43321	Grant	28 Jun 1939	Credit Foncier Franco-Canadien	Lillian F. Meagher	All Lot 1, Plan 46
52711	Grant	31 Mar 1946	Lillian F. Meagher	Grant L. Bird, Oscar G. Mills	All Lots 1 2 Plan 46
55802	Grant	21 Aug 1947	Grant L. Bird, Oscar G. Mills	Clinic Buildings Ltd	All Lot 1, Plan 46
D92397	Transfer	26 Jun 1979	Clinic Buildings Ltd	Clinic Buildings (1979) Ltd	All Lot 1, Plan 46
DR602345	Transfer	10 Mar 2007	Clinic Buildings (1979) Ltd	Corp. City of Oshawa	117 King Street East

**Table 8: Summary of Property Ownership for Lot 2, Plan 46
(LRO #40)**

Instrument #	Instrument	Date	Grantor	Grantee	Comments
Plan Filed 1 Aug 1871					
46	Plan	6 Nov 1872	Mrs. Fairbanks Amended Plan		
1389	B&S	3 Jun 1873	Hannah Fairbanks et al	William Hepinstall	All Lot 2, Plan 46

Instrument #	Instrument	Date	Grantor	Grantee	Comments
6007	B&S	8 Oct 1894	William Hepinstall	Sarah Ann Hepinstall	All Lot 2, Plan 46
6627	B&S	4 Feb 1899	Sarah Ann & William Hepinstall	John Montgomery	All Lot 2, Plan 46
8832	B&S	4 Jul 1907	John Montgomery & wife	John F. Tamblyn	All Lot 2, Plan 46
37750	Grant	5 Jan 1931	John M. & Lillian Tamblyn, exrs of John F. Tamblyn	Lillian Tamblyn	All Lot 2, Plan 46
39378	Foreclosure	17 Oct 1934	Supreme Court of Ontario, Credit Foncier	Lillian Tamblyn	All Lot 2, Plan 46
43321	Grant	28 Jun 1939	Credit Foncier Franco-Canadien	Lillian F. Meagher	All Lot 2, Plan 46
52711	Grant	31 Mar 1946	Lillian F. Meagher	Grant L. Bird, Oscar G. Mills	All Lot 2, Plan 46
55802	Grant	21 Aug 1947	Grant L. Bird, Oscar G. Mills	Clinic Buildings Ltd	All Lot 2, Plan 46
D92397	Transfer	26 Jun 1979	Clinic Buildings Ltd	Clinic Buildings (1979) Ltd	Part Lot 2, Plan 46
DR602345	Transfer	10 Mar 2007	Clinic Buildings (1979) Ltd	Corp. City of Oshawa	117 King Street East

Table 9: Summary of Property Ownership for Lot 5, Plan 46 (LRO #40)

Instrument #	Instrument	Date	Grantor	Grantee	Comments
Plan Filed 1 Aug 1871					
46	Plan	6 Nov 1872	Mrs. Fairbanks Amended Plan		
3943	B&S	31 Jul 1883	H.E. Gibbs et all	May L. Gibbs	All Lot 5, Plan 46
7183	B&S	3 Sep 1901	May L. & Frank E. Gibbs	William J. Trick	All Lot 5 Plan 46
7205	B&S	20 Sep 1901	William J. Trick & wife	William Guy	All Lot 5 Plan 46
16040	B&S	29 Aug 1919	William B. Guy	Louis N. Germond	28' Lot 5
39522	Grant	2 Oct 1934	Monica Sadler exr of Annie Guy et al	Clarence Sadler	Lot 5 exc. 28'
54318	Grant	6 Dec 1946	Laurie N. Germond	Mae Jones	28' Lot 5
56535	Grant	21 Jan 1948	Mae Jones	Ralph Jones	28' Lot 5, Plan 46
73635	Agreement	6 Aug 1953	Vajislav Carapic, Olga Greskanovitch	George & Radofka Milovanic	All Lot 5 exc. 28'
74956	Grant	6 Nov 1953	Ralph Steward Jones & wife	John & Helena Moskalik	28' Lot 5
76338	Agreement	12 Mar 1954	Vajislav Carapic, Olga Greskanovitch	Frank Wilson	All Lot 5 exc. 28'
88025	Grant	27 Jun 1956	Clarence Stadler & wife	Vajislav Carapic, Olga Greskanovitch	All Lot 5 exc. 28'
88027	Grant	27 Jun 1956	Vajislav Carapic, Olga Greskanovitch, Giorge & Radofka Milovanic	Clinic Buildings Ltd	All Lot 5 exc. 28'
88476	Grant	27 Jun 1956	Frank Wilson	Clinic Buildings Ltd	All Lot 5 Plan 46
141954	Grant	9 Oct 1964	John & Helena Moskalik	Clinic Buildings Ltd	28' Lot 5, Plan 46
181431	Lease	17 Dec 1969	Clinic Buildings Ltd	Oshawa Clinic	All Lot 5, Plan 46

Instrument #	Instrument	Date	Grantor	Grantee	Comments
D92397	Transfer	26 Jun 1979	Clinic Buildings Ltd	Clinic Buildings (1979) Ltd	Part Lot 2, Plan 46
DR602345	Transfer	10 Mar 2007	Clinic Buildings (1979) Ltd	Corp. City of Oshawa	117 King Street East

Table 10: Summary of Property Ownership for Lot 6, Plan 46 (LRO #40)

Instrument #	Instrument	Date	Grantor	Grantee	Comments
Plan Filed 1 Aug 1871					
46	Plan	6 Nov 1872	Mrs. Fairbanks Amended Plan		
3943	B&S	31 Jul 1883	H.E. Gibbs et al	May L. Gibbs	All Lot 6, Plan 46
6849	B&S	24 Feb 1900	May L. & Frank E. Gibbs	Edwin L. Vickery	All Lot 6 Plan 46
7741	Grant	22 Apr 1904	Edwin Vickery & wife	Edwin McDowell	Lot 6 ROW
7921	B&S	14 Oct 1904	Edwin Vickery & wife	Charles W. Owens	All Lot 6 Plan 46
8642	B&S	21 Feb 1907	Charles W. Owens	William Anderson	Part Lot 6 Plan 46
15320	Grant	2 Apr 1919	Charles W. Owens	Hezekiah Hambly	Part Lot 6 Plan 46
16336	Grant	21 Nov 1919	Hezekiah Hambly & wife	Louis N. Germond	Part Lot 6 Plan 46
24168	Grant	5 Aug 1925	Exrs of Edwin McDowell	Thomas H. McDowell, Alice McDowell?	Part Lot 6 Plan 46
33631	Grant	20 Apr 1929	Annie P. Downey, exr of William Anderson	Christina Anderson	Part Lot 6 Plan 46
38154	Grant	28 Jan 1933	Christina Anderson	Joseph S. Macklin	Part Lot 6 Plan 46
20398	[Illeg]	31 Dec 1944	Alice G. & Thomas H. McDowell	Lauri Oittinen	ROW Lot 6
53564	Grant	27 June 1946	Joseph S. Macklin	Charles & Estella Johnson	Part Lot 6 Plan 46
53957	Grant	23 Sep 1946	Thomas H. McDowell, exr of Alice & John McDowell	Thomas H. McDowell	Part Lot 6 Plan 46
54318	Grant	6 Dec 1946	Laurie N. Germond	Mae Jones	Part Lot 6 Plan 46
54538	Grant	20 Jan 1947	Mary Pirie exr of Emma Hambly, et al	Martin, Annie, and Zuza Penicka	Part Lot 6 Plan 46
56535	Grant	21 Jan 1948	Mae Jones	Ralph Jones	Part Lot 6 Plan 46
61428	Grant	22 Mar 1950	Martin, Annie, & Zuza Penicka	John Semenuk	Part Lot 6 Plan 46
74956	Grant	6 Nov 1953	Ralph S. Jones & wife	John & Helena Moskalik	Part Lot 6 Plan 46
75314	Grant	10 Jul 1953	Estella Johnson	Nellie H. & George S. Martin	Part Lot 6 Plan 46
113937	Grant	19 Apr 1960	Evelyn McDowell	Linda Oittinen	ROW Lot 6
130252	Grant	17 Jul 1963	Alfred Semenuk, Stewart [Illeg.], exrs of John Semenuk	Alfred Semenuk	Part Lot 6 Plan 46
133252	Grant	17 Jul 1963	Evelyn McDowell, Charles McGibbon (exrs of Linda Oittinen)	Clinic Buildings Ltd	ROW Lot 6
133954	Grant	25 Jul 1963	Nellie H. Martin	Yen Seto	Part Lot 6 Plan 46

Instrument #	Instrument	Date	Grantor	Grantee	Comments
141954	Grant	9 Oct 1964	John & Helena Moskalik	Clinic Buildings Ltd	Part Lot 6 Plan 46
155155	Grant	17 May 1968	Yen Seto	Clinic Buildings Ltd	Part Lot 6 Plan 46
181431	Lease	17 Dec 1969	Clinic Buildings Ltd	Oshawa Clinic	Part Lot 6 Plan 42
D83445	Grant	20 Oct 1978	Alfred Semunuk	Clinic Buildings Ltd	Part Lot 6 Plan 46
D92397	Transfer	26 Jun 1979	Clinic Buildings Ltd	Clinic Buildings (1979) Ltd	Part Lot 6, Plan 46
DR602345	Transfer	10 Mar 2007	Clinic Buildings (1979) Ltd	Corp. City of Oshawa	117 King Street East

5.3 Context

- Situated at the corner of King Street East and Charles Street
 - King Street is a five-lane major arterial road which generally runs in an east-west direction through Oshawa.
 - This section of King Street East has wide paved sidewalks with little to no vegetation or landscaping.
 - Buildings along this section of King Street East have a variation in setback, height, and architectural style.
- South boundary of the subject property is defined by Athol Street East
 - This section of Athol Street East has large sidewalks, bike lanes, and modest vegetation. It contains large open parking lots and buildings of various sizes and uses.
 - Across from the southern boundary of the subject property is the Tribute Communities Center arena “formerly know as the “General Motors Centre”. Opened in 2006 as the home arena of the Oshawa Generals of the Ontario Hockey League” (Tribute Communities Center Website 2023)
- West boundary is defined by Mary Street North
 - This section has large sidewalks, bike lanes and modest vegetation. This section contains large parking lots and buildings of various sizes.
 - This section of Athol Street East has sidewalks, bike lanes, on street parking and modest vegetation and landscaping.
- The subject property is positioned within the commercial urban core of Oshawa.
 - Surrounded by structures with varied height (two-eight storeys) and mixed use, such as: residential and commercial.

6.0 EVALUATION OF SIGNIFICANCE

While the Center Tower is considered a representative example of a modernist structure with brutalist influence, it is not being considered as part of the heritage evaluation. As per the direction of City of Oshawa staff and the owner of subject property, the evaluation of the property will be limited to the original 1948 section of the property. The following sections of the report reflects an evaluation of only the east wing of the property.

Table 11: Evaluation of the Cultural Heritage Value or Interest of 117 King Street East in Accordance with O. Reg. 9/06

Description	Meets Criteria (Yes or No)	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	The original 1948 east wing of 117 King Street East has design value as a representative example as a purpose-built public structure constructed with refined classical features in the Beaux-Arts architectural style. The two storey wood frame brick clad building features a parapet, symmetrical massing, moulded stone banding and formal entranceway typical of Beaux-Arts design applied to public buildings. The subject building exhibits muted decorative Classical elements exhibited in the overall symmetry and rhythm window openings which are treated with classical finishes.
The property has design value or physical value because it displays a high degree of craftsmanship or artistic value	No	The original 1948 east wing of 117 King Street East 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	No	The original 1948 east wing of 117 King Street East 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	<p>The original 1948 east wing of 117 King Street East has historical and associative value due to its direct associations with the Oshawa Clinic, the oldest operating medical clinic in Oshawa. The Oshawa Clinic started in 1927 as a partnership between Dr. Grant L. Bird and Dr. Oscar G. Mills. 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. To accommodate the growth of their practice through the 1930s and to continue to serve the health care needs of the citizens of Oshawa, they opened the Oshawa Clinic on the corner of King Street East and Charles Street on December 1, 1948.</p> <p>The original 1948 east wing of 117 King Street East has associative value as the first corporate style clinic to operate in Ontario. This operational approach to health care was based on the Mayo Clinic located in Rochester, Minnesota.</p> <p>The original 1948 east wing of 117 King Street East has operated as a medical facility in its original location for over 80 years. The clinic expanded in 1961, 1971, and 1987 and is well known for serving the Durham Region and as one of the oldest and largest medical clinics in Canada.</p>

Description	Meets Criteria (Yes or No)	Value
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	No	The original 1948 east wing of 117 King Street East 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	No	The original 1948 east wing of 117 King Street East 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 subject property to generate 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	No	The original 1948 east wing of 117 King Street East does not help support the predominantly contemporary character of the area. Currently the streetscape is comprised of a variety of architectural styles and does not have an established character.
The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings	No	The original 1948 east wing of 117 King Street East is not central to interpreting the importance of its physical, functional, visual or historical surroundings as its function is similar to other institutions connected to healthcare.
The property has contextual value because it is a landmark	Yes	The original 1948 east wing of 117 King Street East is prominently situated on the corner of Charles Street and King Street East, a major street in Oshawa. The classical influences of the 1948 east wing of the Oshawa Clinic combined with its use as a clinic for over 80 years is memorable and easily discernible for the public.

7.0 HERITAGE ATTRIBUTES

An examination of the relationship between the heritage attributes and the cultural heritage value or interest outlined in Table 12 assisted with the development of the list of heritage attributes.

Table 12: Relationship of Heritage Attributes to Cultural Heritage Values

Cultural Heritage Value or Interest	Heritage Attribute
The original 1948 east wing of 117 King Street East is a representative example of a public building built in a Beaux Arts architectural style.	<ul style="list-style-type: none"> Overall massing and orientation of two-storey building Flat roof with plain red brick parapet Raised rectangular brick panels which span the parapet. Flemish bond red brick cladding Stone banding Rectangular window openings with red brick flat arch with keystone, steel lintel and stone sills Stone frontispiece with two columns supporting a flat roof architrave inscribed with "Oshawa Clinic" Recessed entryway with transom
The original 1948 east wing of 117 King Street East has historical and associative value due to its direct associations with the Oshawa Clinic, the oldest and largest operating medical clinic in Oshawa.	<ul style="list-style-type: none"> Location on the corner of Charles Street and King Street East within the community of Oshawa

Cultural Heritage Value or Interest	Heritage Attribute
The original 1948 east wing of 117 King Street East has associative value as the first corporate style clinic to operate in Ontario.	<ul style="list-style-type: none"> • Stone frontispiece with two columns supporting a flat roof architrave inscribed with "Oshawa Clinic"
The original 1948 east wing of 117 King Street East is a landmark in the community.	<ul style="list-style-type: none"> • Location on the corner of Charles Street and King Street East within the community of Oshawa • Overall massing and orientation of two-storey building • Narrow set back

8.0 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Introduction and Description of Property

117 King Street East, known as Oshawa Clinic, is located in the downtown core of the City of Oshawa. The original 1948 east wing section of the Oshawa Clinic is located at the corner of King Street East and Charles Street. It consists of a two-storey structure clad in red brick, built in 1948.

Statement of Cultural Heritage Value or Interest

The original 1948 east wing of 117 King Street East has design value as a representative example as a purpose-built public structure constructed with refined classical features in the Beaux-Arts architectural style. The two-storey wood frame brick clad building features a, parapet, symmetrical massing, moulded stone banding and formal entranceway typical of Beaux-Arts design applied to public buildings. The subject building exhibits muted decorative Classical elements exhibited in the overall symmetry and rhythm window openings which are treated with classical finishes.

The original 1948 east wing of 117 King Street East has historical and associative value due to its direct associations with the Oshawa Clinic, the oldest operating medical clinic in Oshawa. The Oshawa Clinic started in 1927 as a partnership between Dr. Grant L. Bird and Dr. Oscar G. Mills. 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. To accommodate the growth of their practice through the 1930s and to continue to serve the health care needs of the citizens of Oshawa, they opened the Oshawa Clinic on the corner of King Street East and Charles Street on December 1, 1948.

The original 1948 east wing of 117 King Street East has associative value as the first corporate style clinic to operate in Ontario. This operational approach to health care was based on the Mayo Clinic located in Rochester, Minnesota. **The original 1948 east wing of 117 King Street East has operated as a as a medical facility in its original location for over 80 years.** The clinic expanded in 1961, 1971, and 1987 and is well known for serving the Durham Region and as one of the oldest and largest medical clinics in Canada.

The original 1948 east wing of 117 King Street East is prominently situated on the corner of Charles Street and King Street East, a major street in Oshawa. The classical influences of the 1948 east wing of the Oshawa Clinic combined with its use as a clinic for over 80 years is memorable and easily discernible for the public.

Cultural Heritage Attributes

The original 1948 east wing of 117 King Street East is a representative example of a public building built in a Beaux Arts architectural style. The property contains the following heritage attributes that reflect this value:

- Overall massing and orientation of two-storey building
- Flat roof with plain red brick parapet
- Raised rectangular brick panels which span the parapet.
- Flemish bond red brick cladding
- Stone banding
- Rectangular window openings with red brick flat arch with keystone, steel lintel and stone sills
- Stone frontispiece with two columns supporting a flat roof architrave inscribed with “Oshawa Clinic”
- Recessed entryway with transom

The original 1948 east wing of 117 King Street East has historical and associative value due to its direct associations with the Oshawa Clinic, the oldest operating medical clinic in Oshawa. The property contains the following heritage attributes that reflect this value:

- Location on the corner of Charles Street and King Street East within the community of Oshawa
- Stone frontispiece with two columns supporting a flat roof architrave inscribed with “Oshawa Clinic”

The original 1948 east wing of 117 King Street East is a landmark in the community. The property contains the following heritage attributes that reflect this value:

- Location on the corner of Charles Street and King Street East within the community of Oshawa
- Overall massing and orientation of two-storey building
- Narrow set back

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 117 King Street East

10.0 CONCLUSIONS

O. Reg. 9/06 (as amended by O. Reg. 569/22) of the OHA requires that to be designated, a property must meet two or more of the criteria 117 King Street East meets three 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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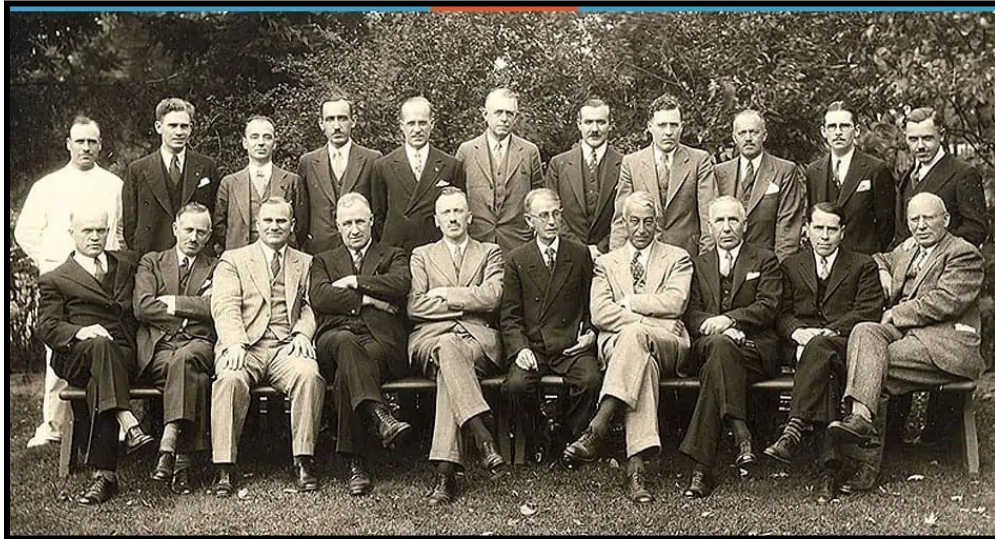
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Appendix A: Historic Photos



**Figure 1: Oshawa Clinic Staff, c. 1948
(Oshawa Clinic 2023)**



**Figure 2: Photograph Showing the Construction of the Tower (Circa 1970)
(Thomas Bouckley Collection In Cole 2021:12)**

Appendix B: Photographs



Map 3: Photo Locations at 117 King Street East
(Produced by ARA under licence using ArcGIS® software by Esri, © Esr)



**Image 1: Façade of 117 King Street East
(Photo taken June 19, 2023; Facing South)**



**Image 2: Detail of Facade Entryway and Window Openings of Original 1948 East Wing
(Photo taken June 19, 2023; Facing Southwest)**



**Image 3: Detail of Architrave and Recessed Entryway of 1948 East Wing
(Photo taken June 19, 2023; Facing South)**



**Image 4: East Elevation of 1948 East Wing of 117 King Street East
(Photo taken June 19, 2023; Facing Southwest)**



**Image 5: South Elevation of 1948 East Wing of 117 King Street East
(Photo taken June 19, 2023, Facing North)**



**Image 6: Detail of Brick Bond, Torus Moulding and Stone Sill of 1948 East Wing
(Photo taken June 19, 2023; Facing Southeast)**



Image 7: Detail View of Window Openings with Keystone Flat Arch and Cavetto Mould of 1948 East Wing
(Photo taken on June 19, 2023; Facing West)



Image 8: South Elevation of 117 King Street East
(Photo taken on June 19, 2023; Facing North)



**Image 9: Center Tower North Elevation of 117 King Street East
(Photo taken June 19, 2023; Facing Southeast)**



**Image 10: Detail of Rendered Concrete Extension on North Elevation of 117 King Street East
(Photo taken on June 19, 2023; Facing South)**

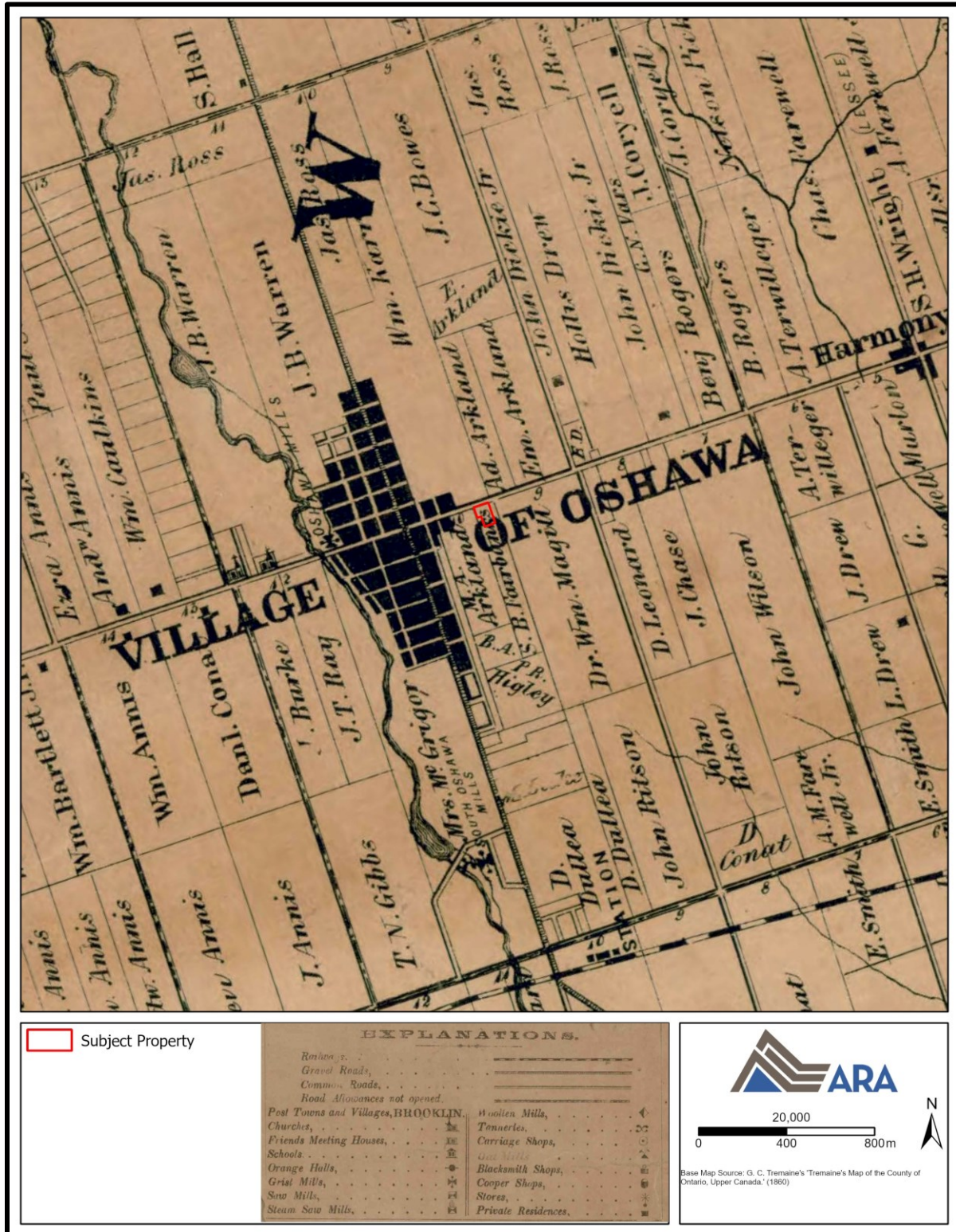


**Image 11: View of East Elevation of 117 King Street East
(Photo taken on June 19, 2023; Facing West)**

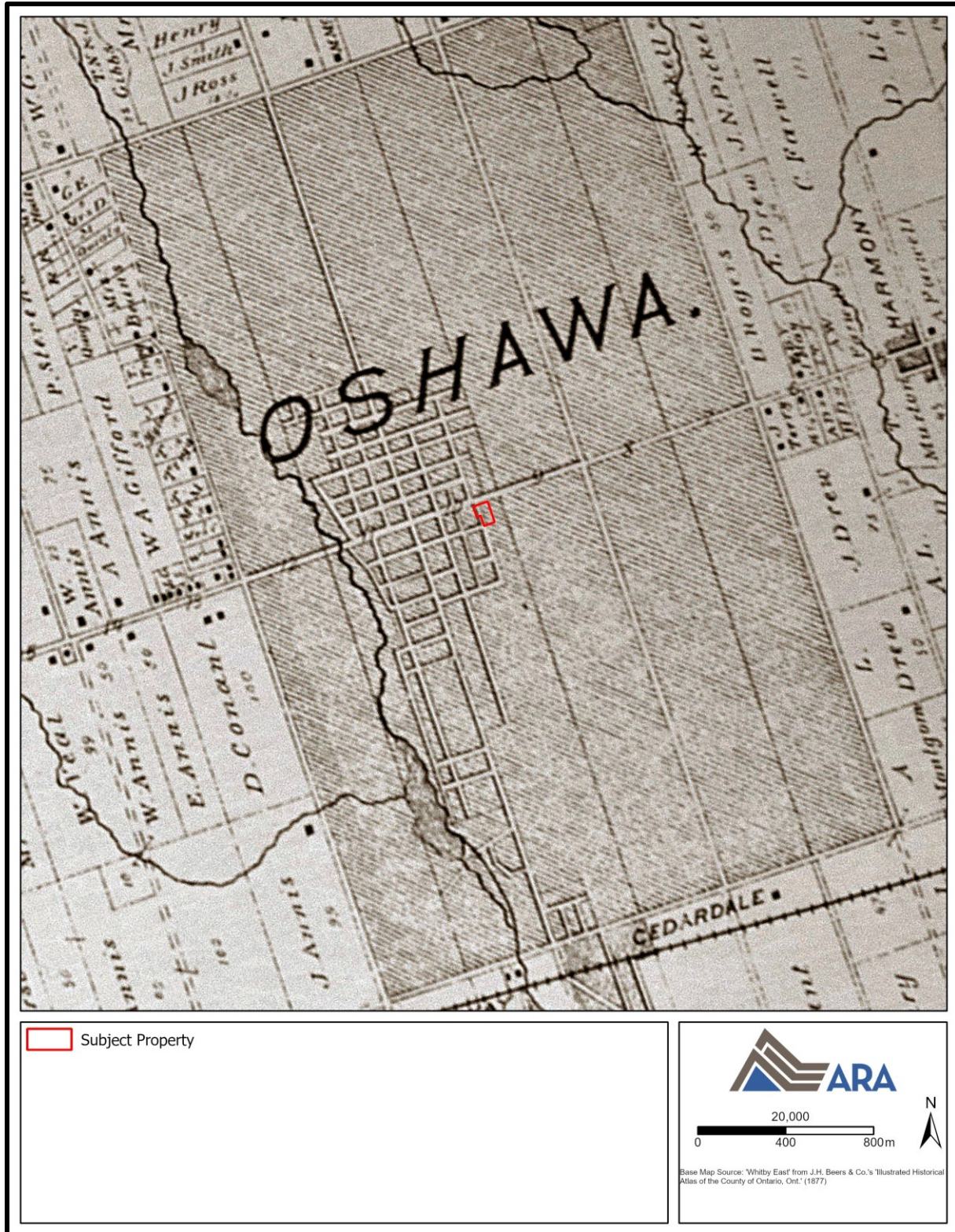


**Image 12: View of South Elevation at 117 King Street East
(Photo taken on June 19, 2023; Facing North)**

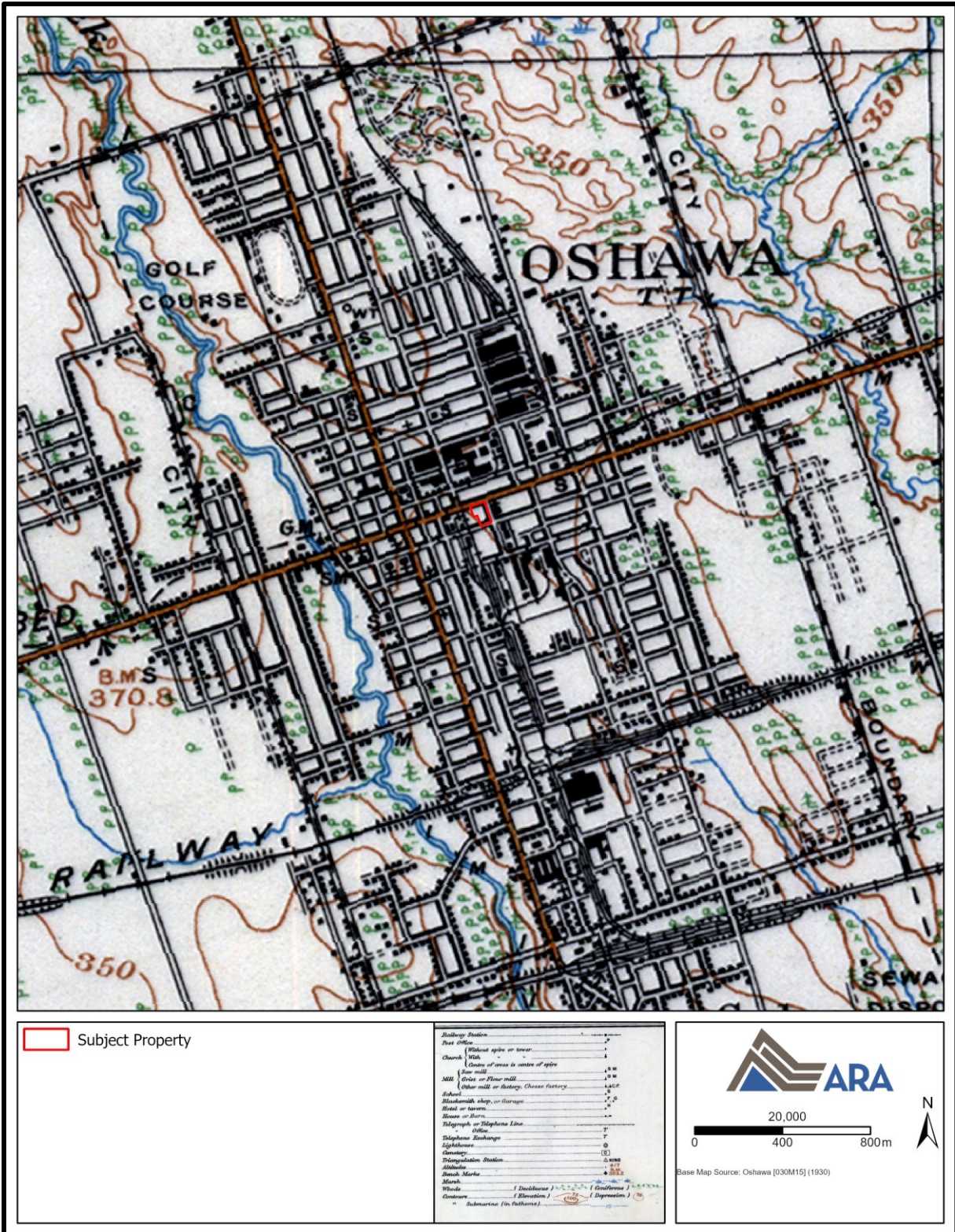
Appendix C: Historic Maps



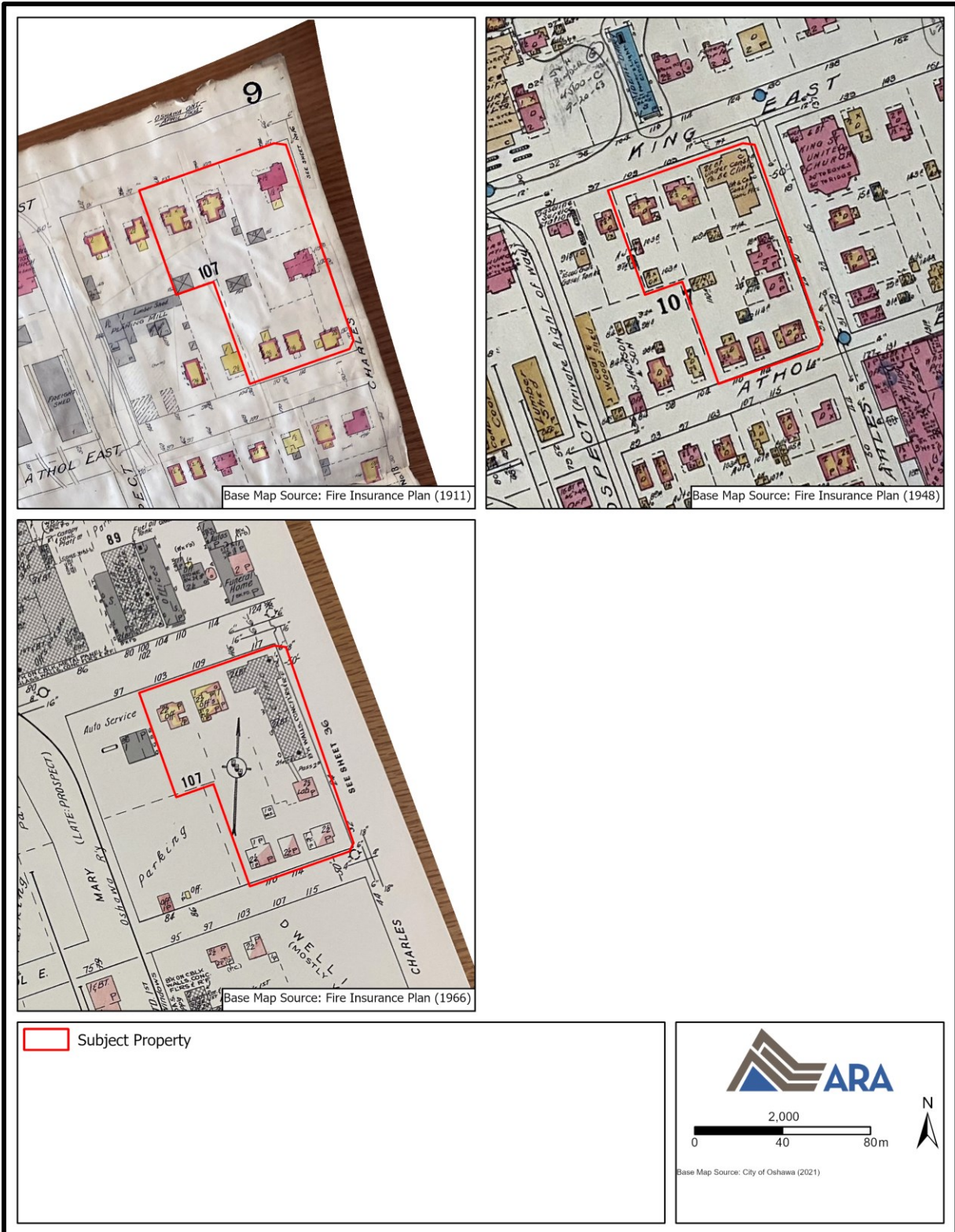
Map 4: Subject Property shown on an 1860 Historic Map
 (Produced under licence using ArcGIS® software by Esri, © Esri; OHCMP 2018)



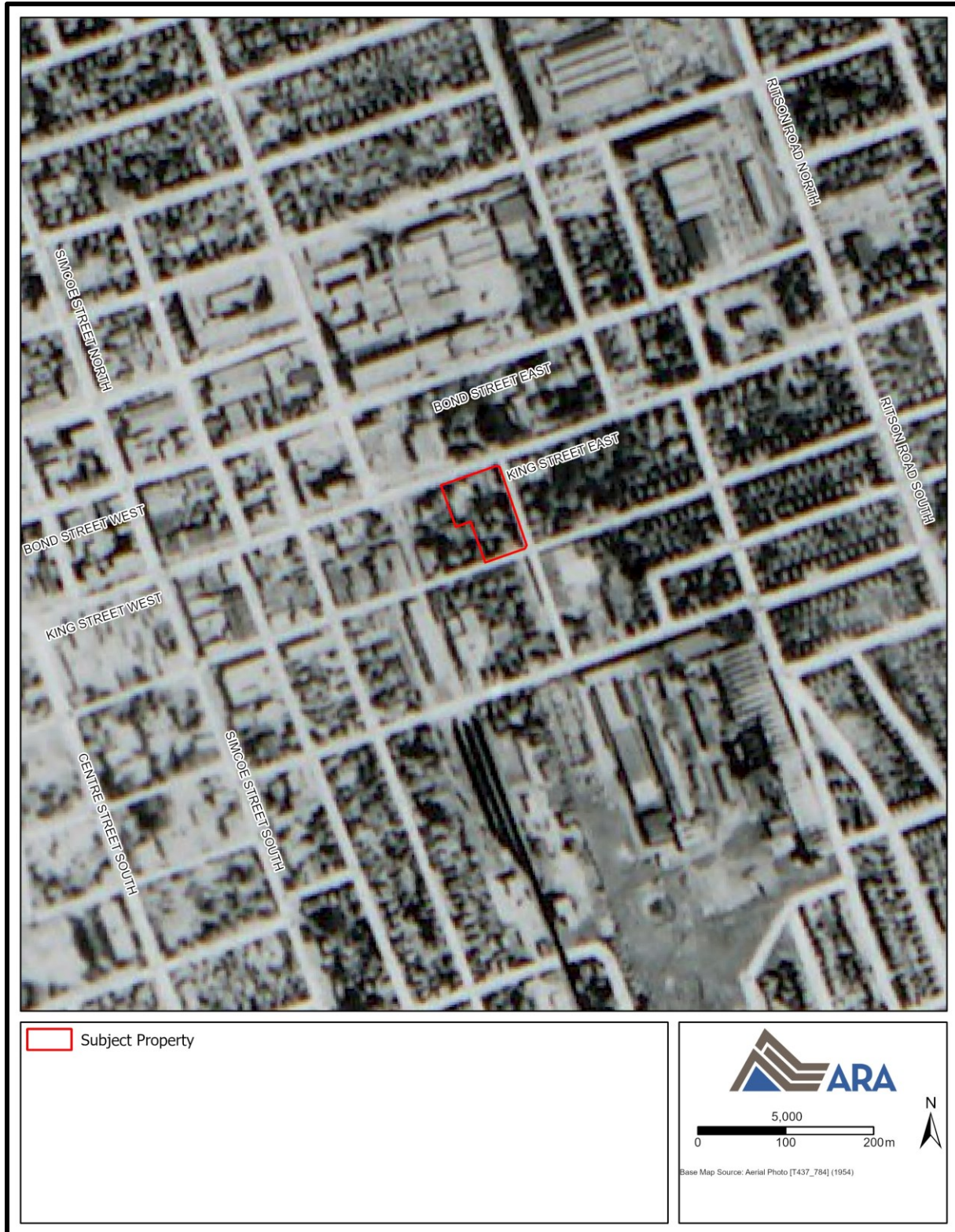
Map 5: Subject Property shown on an 1877 Historic Map
Produced under licence using ArcGIS® software by Esri, © Esri; McGill University 2001)



Map 6: Subject Property shown on an Historic 1930 Topographic Map
(Produced under licence using ArcGIS® software by Esri, © Esri; OCUL 2021)



Map 7: Subject Property Shown in 1911, 1948, and 1966 Fire Insurance Plans
 (Produced under licence using ArcGIS® software by Esri, © Esri; Goad 1916, USB 1948, CUA 1966)



Map 8: Subject Property shown on an Aerial Image from 1954
(Produced under licence using ArcGIS® software by Esri, © Esri; University of Toronto 2021)



Map 9: Subject Property on Current Aerial Image
Produced under licence using ArcGIS® software by Esri, © Esri; Google Earth 2023