



Research Report

Rogers House
494 King Street East
Oshawa, ON

Prepared for Heritage Oshawa
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1. Introduction

1.1 Purpose of Report

This report evaluates the cultural heritage significance of 494 King Street East in the City of Oshawa in accordance with Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest.

The purpose of this undertaking is to more fully determine the heritage and landscape value of the property in accordance with the Ontario Heritage Act (the Act)

1.2 Legislative Context

Ontario Regulation 9/06 under the Ontario Heritage Act sets out the criteria for determining cultural heritage value or interest, which is required in order to designate a property under the provisions of Part IV of the Act.

A property may be designated under Section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest.

1. The property has design value or physical value because it:
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or scientific achievement.

2. The property has historical value or associative value because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

3. The property has contextual value because it,
 - i. is important in defining, maintaining or supporting the character of an area,
 - ii. is physically, functionally, visually or historically linked to its surroundings, or
 - iii. is a landmark.

After analyzing the history of and heritage attributed to the subject property, it is concluded that the subject property merits designation under the Ontario Heritage Act in light of criteria 1 (i) 2 (i) and 3 (i, ii).

2. Description of Property

2.1 Location

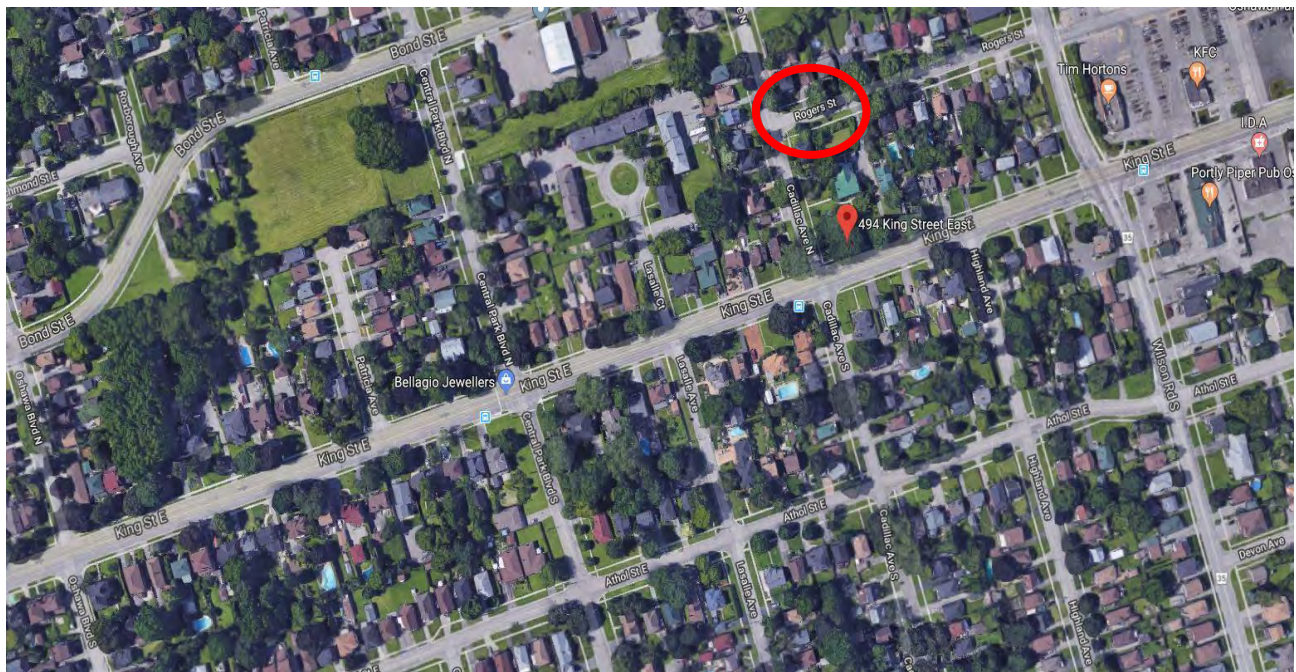
The house at 494 King Street East is located on the northeast corner of King Street East and Cadillac Avenue North, north of the home is Rogers Street. It stands on a large lot with mature vegetation.

2.2 Legal Description

The property at 494 King Street East is located on the south east ¼ of lot 7 in concession 2 within East Whitby Township, now the City of Oshawa. The legal description of the property is: Plan 306 PT BLK B LOT 12 PT LOT 11

2.3 Site Description

Constructed in the 1920s, the dwelling at 494 King Street East sits on a large lot with a lot of mature vegetation, including trees that may be 200 years old, further research would be required to determine their age. Located in a residential neighbourhood of early 20th century buildings, this home stands on the northeast corner of King Street East and Cadillac Avenue North in the City of Oshawa, bounded by Rogers Street to the north.



Location of 494 King Street East, Rogers Street is named after the family that resided in this home and is noted by the red circle on the map. Google Map May 2018

3. Historical Context

3.1 Summary

The house at 494 King Street East is designed in the 20th century style of Colonial Revival and is situated on a large lot with expansive landscaped grounds. The Benjamin J. Rogers family was associated with this parcel of land starting in 1857. Originally an East Whitby Township lot, it was within the Town of Oshawa by the enumeration of the 1871 personal census. Rogers Street, located north of the current dwelling, was named in commemoration of this Oshawa area family. The house represents the last use of the long-term occupation of this part of Lot 7 by the Rogers family.

In the 1920s, the McLaughlin automobile factory and other local industries were very profitable. Due to the success of the McLaughlin automobile factory (General Motors of Canada) the population of Oshawa increased from 4,000 to 16,000, causing a boom in construction. To create building lots, a plan of subdivision was registered in 1928 for part of the Rogers's property. The dwelling at 494 King Street East is believed to have been built just before the creation of Plan 306 in the 1920s.

The house sits in an area of Oshawa that has changed minimally since the construction boom in the 1920s. The property is important in defining, maintaining and supporting the area in which it stands because it is one of the original homes constructed on King Street and bordered on the north by Rogers Street.

The house has been well maintained throughout most of its years. The most outstanding features are the signature centre door case with fanlight transom, overall attractive and well-designed structure that sits on a large sized residential lot with expansive landscaped grounds. The home is set amongst large, mature, broad canopied trees.

The house is located in a residential neighbourhood of high quality early 20th century buildings along King Street East in Oshawa. It forms part of a streetscape between Ritson and Wilson Road in Oshawa, that contains many properties of heritage significance including the Drew House at 442 King Street East and the recently designated 410 King Street East.

3.2 Early Lot History

The 200 acres of Lot 7, Concession 2, East Whitby Township, were patented on April 21, 1809, by the Honourable John McGill. He sold the property to Benjamin Stone on May 3, 1817. Stone sold the east half of the lands on March 27, 1824, to Abraham Coryell. Three years later on June 19, 1827, Abraham sold the southeast quarter of that property to Daniel Coryell.

Oshawa businessmen Thomas N. and William Henry Gibbs acquired part of the southeast quarter of Lot 7 from Marshall Coryell (heir at law) on December 22, 1856.

The home was purchased by Arthur Walter Stuart Green and his wife in 1952 for \$19,250. Mr. Green passed away in 1957 and shortly after that his widow, Vera, sold the property and home to Doctor John Phillip G. Moroosis and his wife, Frances Jean for \$28,000.

3.3 Owners

Rogers Family

On March 25, 1857, Thomas and William Gibbs sold the southeast quarter of Lot 7 to Benjamin Joslyn Rogers for £1942.10.

The 1861 census indicates that Benjamin J. Rogers was 59, a Christian, farmer, and born in Lower Canada. His wife, Ester, 50, was born in Upper Canada. In the household were Benjamin, 21; Harriet, 17; Amy, 12; Loretta, 9; and Linnaeus, 3. Benjamin, Jr., and Harriet are believed to be spouses. Two families occupied a 2-storey, frame house. The agricultural census has Benjamin on part Lot 7, Concession 2. In total he owned 100 acres.

For the 1871 census, Benjamin, Jr., Harriet, Nettie, 4, and Edith, 2, were tenants on 250 acres of Lots 12 and 13, Broken Front Concession. No house is listed but they had 4 barns or outbuildings. Benjamin, 69, was still living on Lot 7, Concession 2, but was now enumerated within the limits of the Town of Oshawa. He was a Christian minister. Ester, 60; Amy, 22; [Pices] L. [Loretta], 20, and Linnaeus J., 13, were in the household. In total, he held 350 acres with 3 houses and 7 barns.

By 1881, Benjamin, 80, was a "gentleman" living with Ester and [Peacy]. Linnaeus J. and his wife [Ainnett] S., 20, were also in Oshawa.

On May 27, 1886, Benjamin (Sr.) sold the "SE corner" of Lot 7 to his son Linnaeus Jefferson Rogers, a yeoman (farmer). The purchase price was a dollar.

Benjamin died on November 21, 1888. His Will appointed his son Benjamin Joslyn Rogers, Jr., of East Whitby; nephew and Oshawa cattle dealer David Wells Rogers; and friend Elgin Cooper, an East Whitby yeoman, as executors. Several of his children were allotted cash. A daughter, Percis Loretta, wife of Stephen Thorne, was bequeathed the five acres and dwelling on Lot 7, Concession 2, East Whitby, now Town of Oshawa, on which Benjamin was residing at the date of his death. This is believed to be just west of the parcel sold to his son Linnaeus.

Through a Quit Claim deed in 1891, the executors confirmed the earlier transfer of the southeast quarter of Lot 7 from Benjamin to Linnaeus Rogers. The 1891 census indicates that Linnaeus, a farmer, 33; wife Annie, 26; and children, Mabel, 8, and Linnaeus, 4, occupied a 2-storey, wood house with 13 rooms.

The 1891 census lists Benjamin, Jr., farmer, in a 2-storey brick house with 11 rooms. Harriett, 41, and Edith, 21 were with him.

The 1901 census has Linnaeus in a 10-room, wood house, on Lot 7, Concession 2, within Oshawa. He is still listed as a farmer. The census indicates that he was born on October 29, 1857. His wife, Anna, was born on February 11, 1865. She was born in the United States and immigrated to Canada in 1886. The oldest child in the household is Mabel, born on July 8, 1882, in Ontario. Joslyn was born February 18, 1887; Harman and Justin were born February 18, 1900.

The 1901 census indicates that Benjamin and Harriet Rogers were in a brick house with 8 rooms, on Lot 8, Simcoe Street West, Oshawa. Benjamin was born in Ontario on June 13, 1839; Harriet on May 5, 1843, also in Ontario. Benjamin was an undertaker.

It was Linnaeus that sold a 99/100-acre right of way across Lot 7 to The Toronto Eastern Railway Company in 1912. The rail right of way crosses the property just north of what became Rogers Street on Plan 306 (registered in 1928). Rogers Street is to the rear of the subject dwelling.

Linnaeus Rogers died on May 11, 1917. It was not until January 1928 that his executors (wife Anna Catharine Rogers, and son and Toronto chemist Linnaeus Joslyn Rogers) sold part of the southeast quarter (48.33) acres of Lot 7 to Daniel W. Lang. Anna and Linnaeus held a \$30,000 mortgage with Lang on the property. An October 1928 affidavit that accompanies the sale indicates that the children of Linnaeus J. Rogers were Harmon Jefferson Rogers, Justin Walbridge Rogers, Otto Hemingway Rogers, Ella Forler Crouter, and Linnaeus Joslyn Rogers, Jr.

Part of the Rogers property was surveyed into building lots and registered in February 1928 as Plan 306. The subject dwelling now known as 494 King Street East is on Block B, Plan 306. When registered, the Plan plotted a house slightly west of the centre of Block B. A barn is shown to the north, on Block C

Green Family

In March 1934, several Rogers family members (as executors) mortgaged the west 100' of Block B, Plan 306, with the Agricultural Development Board for \$2000. The following September, they mortgaged the east 35' with Norman Green for \$1000. The dwelling on the west 100' is 494 King Street East.

In July 1952, the west 96' of Block B were sold by the Rogers family to Arthur Walter Stuart Green and his wife, Vera, for \$19,250. The following April, the east 39' of Block B were sold by the Rogers family to Harold and Gertrude Sheridan for \$11,000.

Arthur Green was a prominent Oshawa lawyer, in partnership with T. Kelso (Kelly) Creighton. He died by February 1957. The home was sold shortly after this by his widow, Vera, to Dr. Maroosis and his family.

Dr. Maroosis and Family

Dr. Maroosis was a well-known and loved doctor in Oshawa and many members of the community make reference to this home as Dr. Maroosis's house. He resided in this home with his family from 1957 until the late 1990s.

In the early 2000s the home was used as a Bed and Breakfast, known as The White House.

Current Owner

The current owner of the property has applied to the Land Division Committee at the Region of Durham to sever the lot into 4 separate lots, while moving the Rogers House to a newly created lot on the southwest corner of the existing property. On May 26, 2016 Heritage Oshawa adopted the following resolution (HTG-16-72):

"Whereas 494 King Street East is listed on the Heritage Oshawa Inventory of Heritage Properties as a Class A property built in 1880; and,

Whereas it is the preference of Heritage Oshawa to keep the house in situ with the existing landscaping; and,

Whereas Heritage Oshawa recognizes the economic realities of this being a valuable development site; and

Whereas although the setbacks under development Option 2 may be below current standards, they are in keeping with the character of the neighbourhood and reflect the existing built properties important to the character of the neighbourhood;

Therefore Heritage Oshawa recommends:

1. That development Option 2 which includes relocating the house and the construction of four new houses be pursued; and,
2. That Heritage Oshawa recommends that the new houses complement and reflect the style and character of the neighbourhood.”

On March 22, 2018, Heritage Oshawa adopted the following resolution (HTG-18-16):

“That Heritage Oshawa recommend to the Development Services Committee:

Whereas the 2004 Heritage Report does not meet the standards set out in the updated Ontario Heritage Act, 2005, does not address the property associated with 494 King Street East, and is incomplete in its assessment of the home;

Therefore, be it resolved,

1. That Heritage Oshawa commission an updated heritage research report on 494 King East which includes both the house and the property;
2. That pending receipt of the updated Heritage Report, Heritage Oshawa recommends to Council that the development plan remain on hold until such time as Heritage Oshawa has the opportunity to review the new Heritage Report and provide our final recommendation to Council;
3. That Heritage Oshawa recommends to Council that the house and property at 494 King St. East be added to the Non-Designated Register.” See the Appendix for the proposed site plan.

4. Structural Design and Architecture

4.1 Date of Construction

This home was built sometime in the 1920s. Plan 306, which subdivides part of the southeast quarter of Lot 7 into building lots, was registered in 1928. A dwelling is plotted on the subject lot, Block B, Plan 306. If this is the existing (subject) dwelling, and based on the architectural style, it likely was erected in the 1920s (before 1928 when this Plan was developed). In March 1934, the Rogers family subdivided and mortgaged the 135' of Block B, into two parcels: the west 100' and east 35' (later adjusted to west 96' and east 39'). Another possibility is that they were subdividing the property in order to sell building lots to generate revenue for the purpose of recovering some of the costs to construct the subject dwelling.

4.2 Form and Design

The subject dwelling is a 2-storey, rectangular plan, facing south to King Street East.

The dwelling is designed in the 20th century style of Colonial Revival. This was a popular choice, and often among the more expensive of the Revival variations. Architectural plans in this style were commercially available through model home and plan books, such as the Catalog of Houses published by Sears, Roebuck, and the Eaton catalogues of the T. Eaton Co. Plans, Specifications, building materials, architectural components, and interior furnishings could be bought, with the option of hiring a company contractor to build and finish the house and garage.

Colonial Revival architecture references the built heritage of North America, rather than the British and European inspired architecture of 19th century Period Revivals. The subject dwelling has some Georgian style elements such as the Classical doorcase, gable roof with end chimneystacks, multi-pane window sashes, and overall symmetry. Colonial Revivals also "are distinguished from their historic prototypes by the use of modern materials, a different scale or proportional system and a mixture of old and new elements" (Blumenson, 1990). In this example, the most notable 20th century adaptations are the double and triple window compositions, narrow sashes, and the segmental arch that frames the ground level window grouping.

Dr. and Mrs. Maroosis added the sunroom to the rear after they bought the property in 1957.

The arrangement of all the features creates a formal, solid and sturdy building that has been the home to many prominent Oshawa families.

4.3 Wall Treatment

The house appears to be white painted brick on the ground level. The second storey is clad in horizontal (metal or vinyl) siding. The treatment of each storey in different wall claddings was common in Colonial Revival styling. The wall treatment of this home is not original but is reflective of the original design.

4.4 Entrances

The centre door case is a signature element of pre-1850 Georgian styling. This example has a fanlight transom, sidelights with upper glass and lower moulded wood panels, and a 6-panel door. The 8-vertical pane, window sash in the sidelights is a 20th century design adaptation.

4.5 Window Openings

The fenestration (window placement) is balanced on the prominent (south) facade.

In the evolution of window glass technology, smaller panes were necessary until the mid-19th century when glass-making technology made the transition from blown to rolled. Rolled glass was less expensive to make and could be produced in larger sheets. Windows evolved from upper and lower sashes, each with 24, 20, 16, 12, and by the mid-19th century, 6 panes of glass. In the 1870s, the standard was 2x2 panes.

Colonial Revival designs often incorporate window sash with multiple panes, but the dimensions and configurations of the panes are not true to their historical counterparts. Also, as many of the plan books available originated in the United States, Canadian examples of Colonial Revival have American interpretations. For example, the window sash in the subject dwelling is unusual (for Canadian built heritage) for its 9x9 pane composition. The shutters may be an original decorative feature.

5. Landscape and Vegetation

Landscapes and vegetation help to define the character of an area. Natural features such as trees, shrubs and vegetation found in landscaped spaces all contribute to the area's distinctiveness. The Ontario Heritage Act recognizes natural features, such as a maple trees, but they must have a cultural association. For example a maple tree in Toronto that inspired Alexander Muir in 1867 to compose "The Maple Leaf Forever". Natural features without a cultural association can be protected by other mechanisms; for example, through the Heritage Tree Registry. Although many of the natural features on this property may not have a cultural association, it is important to note these features as they add to the beauty of the home and the streetscape.

This particular home is situated on a large lot with expansive landscaped grounds. The home is setback from abutting streets with expansive landscaped spaces surrounding the house that provide for panoramic views of the property and are an integral part of the character of this home and the surrounding community in which it stands. This property is valued by the local community that resides near it for its atmosphere and vistas.

The home is set amongst large, mature, broad canopied trees to the front, rear and side of the property. The front yard, in particular, provides significant greenery and a tree canopy. Two trees located on the south side of the property near the side walk, a Sugar Maple and Ash Tree may be over 150 years old.* In addition to their scenic beauty, trees and other vegetation are equally important for controlling the effects of climate by reducing wind velocity, providing shelter from sun, rain, and snow, and creating a moderated microclimate.

*Further research into the trees by a licensed arborist would provide more information about these significant trees on the property. The Ash Tree appears to be affected by the Emerald Ash Borer, this is just an observation.

6. Applicability of Ontario Regulation 9/06 of the *Ontario Heritage Act*

In light of the findings of this report, it is concluded that the property located at 494 King Street East meets the criteria outlined in Regulation 9/06. The property meets the criteria for designation prescribed by the Province of Ontario under the three categories of 1. design or physical value, 2. historical/associative value and 3. contextual value.

- 1 (i) This property has design and physical value because the building contains examples of Colonial Revival design with Georgian elements, particularly the centre door case with pre-1850 Georgian styling.
- 2 (i) This property has associative value as it was built at a time of economic expansion in Oshawa as a result of the success of the McLaughlin automobile factory, and associated industries, in the 1920s and reflects the increasing prosperity of the City during that era.
- 3 (i) This property has contextual value because 494 King Street East is important in defining, maintaining and supporting the area in which it stands because it is one of the original homes constructed on King Street East and bordered on the north by Rogers Street.
- 3 (i) This property has contextual value as it forms part of a streetscape between Ritson and Wilson Road in Oshawa, that contains many properties of heritage significance and is valued by the community for its atmosphere and vistas.

7. Resources

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

Beers, J.H. & Co. *Illustrated Historical Atlas of County of Ontario*. Toronto: 1877.

Conveyances Abstract. Durham Land Registry Office, Whitby ON.

East Whitby Township census, 1901, 1911, www.collectionscanada.ca

Genealogy Files, Oshawa Archives

Heritage Oshawa Minutes, February – May, 2018

Murdoch, Su Historical Consulting. *The Rogers House, 494 King Street East, Oshawa*. Research Report. 2005

Oshawa Express Newspaper. *Saving the White House*. May 16, 2018.

Sears, Roebuck and Co. *Sears, Roebuck Catalog of Houses 1926*. Dover Reprint Edition, Mineola, New York: 1991.

Smith, Dave. Oshawa Resident, May 2018. (Oshawa Express Interview)

Vernon's City of Oshawa Directory, 1921 -1995

www.ontarioarchitecture.com

8. Current Photographs of the Property



1. 494 King Street East, Front Façade, South Elevation



2. 494 King Street East, West Elevation



3. 494 King Street East, East Elevation (difficult to see due to overgrowth of vegetation)



4. 494 King Street East, Front Door Case



5. 494 King Street East, South West view of the Property, Mature Vegetation



6. 494 King Street East, Mature Vegetation, Maple Tree, approximately 150 years old



7. 494 King Street East, Ash Tree possibly affected by the EAB, Mature Vegetation

9. Historical Photographs/Illustrations

The lands shown hereon.
 Dated 20th day of January 1928.

W. J. ...
 W. J. ...

NOTE -
 ■ Denotes 1st Square Iron Bars
 ■ Denotes 1st Small Iron Bars

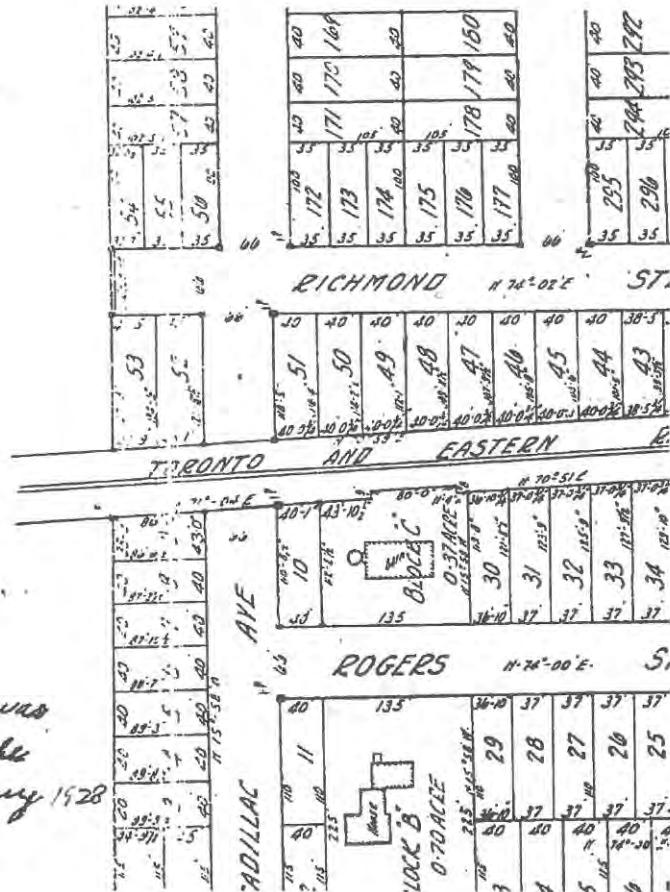
MORTGAGEES CERTIFICATE

We as mortgagees of the above named premises do hereby certify that the filing of same.

Bull

I hereby certify that this Plan was
 filed in the Registry Office for the
 City on the 1st day of February 1928
 Plan No 306

W. J. ...



1. City of Oshawa, Plan No. 306



2. "Rogers House" Thomas Bouckley Collection, RMG. This is not the same house, the roof line and pitch is not the same, cladding has changed, window placement does not match current house. This may have been a previous home that the Rogers Family resided in but it is not the same house as 494 King Street East.

10. Appendix

Attachment 1

