



Figure 1 - Rundle House, 46 Riverside Drive North, 2018

Research Report

Rundle House

46 Riverside Drive North

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 46 Riverside Drive North 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).

2. Description of Property

2.1 Location

The house at 46 Riverside Drive North is located in what was originally known as Harmony Village, now part of the City of Oshawa. It is located on the west side of Riverside Drive north, north of King Street East and south of Regent Drive. It stands on a large lot with mature vegetation.

2.2 Legal Description

The property at 46 Riverside Drive North is located on the south quarter of Lot 5 in Concession 2 within East Whitby Township, now the City of Oshawa. The legal description of the property is PT LT 2 SHEET 5C PL 357 EAST WHITBY;*PT RIVERSIDE DR.* PL 277 OSHAWA AS CLOSED BY BYLAW OS111363 AS IN D428573; OSHAWA.

2.3 Site Description

Constructed in 1928, the dwelling at 46 Riverside Drive North faces south, towards Bond Street East, and sits on a large lot with mature vegetation. Located southwest of the property, at 708 King Street East, is the original `gatehouse` that previously formed part of the property prior to the central portion of the site being expropriated to construct Bond Street East.

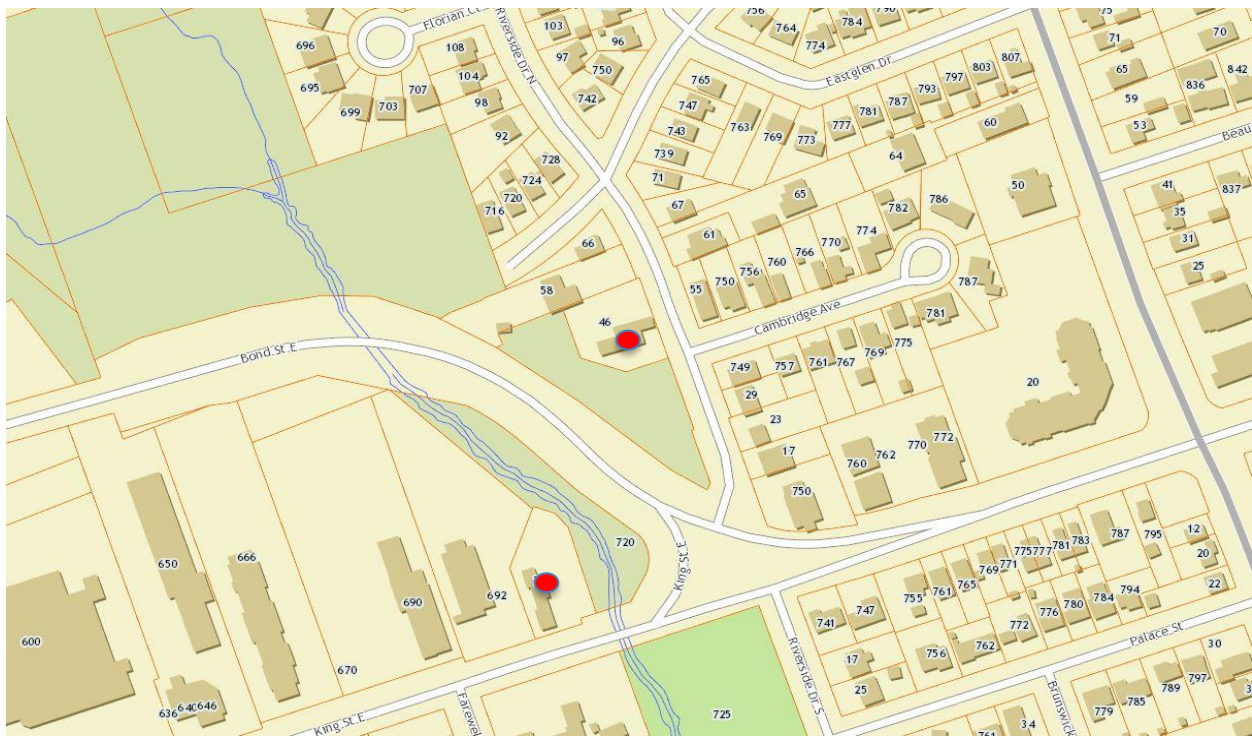


Figure 2: Location of 46 Riverside Drive North and the original gatehouse/gardener's house at 708 King Street East. Each location is noted by a red dot. City of Oshawa Map September 2018.

3. Historical Context

3.1 Summary

The house at 46 Riverside Drive North is designed in the English Tudor Style and is situated on a hill that would have had a commanding view of the countryside to the south when it was first constructed. The land west and south of the property was expropriated in the early 1960s by the City of Oshawa to connect Bond Street East to King Street East. This separated the main house from the gatehouse, which still stands today in its original location, now known as 708 King Street East.

The home was known as Austell Manor. Dr. Rundle and his wife both descended from a family by the name of Rowe whose original home town was St. Austell, Cornwall, England. This is where the name assigned to their home came from.

The original parcel of land extended to King Street and included a flattened area, known as `the flats`. This area included a racetrack with a playing field in the middle. The Oshawa Girls Guides held their annual awards ceremonies on the flats. A stream ran along the westerly limit of the flats and a footbridge was built across the creek, when Dr. Rundle resided in the home. On the west side of the creek was the `gardener`s house` or gatehouse, now known as 708 King Street East. Dr. Rundle rented this home to different people over the years. It was often used by the individuals who worked on the property to help maintain it. On the other side of Riverside Drive North, east of the home, was an orchard. After the City of Oshawa expropriated the property for a road to be built for a new subdivision located north of the house, the orchard was subdivided into building lots and sold, including the portion of the lot on the other side of the new road.

The house sits in an area of Oshawa that has changed drastically since the construction of the home in 1928. 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 Riverside Drive North prior to the land north of the home being sold and a subdivision constructed.

The house has been well maintained throughout most of its years. The most outstanding feature is the main entrance with a projecting frontispiece containing an arched doorway with sidelights, surrounded with rock faced stone. Overall the dwelling is an attractive and well-designed structure that sits on a large sized lot with expansive landscaped grounds. The home is set amongst large, mature, broad canopied trees.

3.2 Early Lot History

The Village of Harmony, a historic community, now part of Oshawa, was centred around the intersection of King Street and Harmony Road. Located just outside of Oshawa's original village boundaries, the Harmony District was the original home of the Farewell family who had established a well-known tavern in the area. In existence prior to 1850, this district contained 20 building lots plotted along the four major streets.

The 200 acres of Lot 5, Concession 2, East Whitby were originally owned by the Farewell Family. Charles Farewell purchased 171 acres of Concession 2, Lot 5 in 1837. In 1877 Charles' son, Ackeus Moody, purchased 75 acres of Concession 2, Lot 5. In 1924 John Pollard purchased part of the south ½ from Abraham Alfred Farewell. Dr. F.J. Rundle acquired the land in 1925 and 1926 from Pollard and from the estate of Abraham Alfred Farewell. Today this area is well developed and forms part of the residential area of eastern Oshawa.

3.3 Owners

Dr. Franklin James Rundle

Doctor Franklin J. Rundle was born in Sonya, Ontario on September 8th, 1882. He was the child of two English parents, Mr. and Mrs. Thomas Rundle, who emigrated from the Cornwall area in 1854. Dr. Rundle grew up with four brothers, himself being the youngest of the five, and two sisters. Dr. Rundle attended schools in Brooklynn and Port Perry, and later went on to Port Perry High school. In 1903 he was a proud graduate of Trinity Medical College with the distinction of Medical Doctor. Dr. Rundle was a member of the first graduating class after the school became part of the University of Toronto. After his graduation Dr. Rundle moved on to complete his post graduate years at the New York Medical School and Hospital.

During his adult life Dr. Rundle was a constant presence in his community and remained so until his passing in 1957. He began his practice in Oshawa in 1906, shortly after he had returned from his post graduate studies. Dr. Rundle had a long and distinguished career as a doctor. He was the Medical Officer of Health for 40 years in the district of East Whitby starting in 1912. Dr. Rundle also took on the role of coroner for East Whitby for several years and was a medical examiner and surgeon for the Canadian Pacific Railway. He also served the Bell telephone company in the same capacity.

As many physicians do, Dr. Rundle found himself practicing in more than one location during his career. One of the first places that he found himself was at the Oshawa Hospital when it opened in 1910. For several years Dr. Rundle continued there as a hospital doctor but before long he had opened his own practice. This practice was located at 107/109 Simcoe Street South, and was a clinic attached to his personal residence. The practice was described, by Dr. Rundle's youngest son, Thomas M. Rundle, as follows; "The office was equipped with a dispensary as well as an operating room with an adjacent, very attractive recovery room. He performed minor surgery there for many years".

The building to the north, 99 Simcoe St. S., started in 1923 as Ontario Motor Sales, but in the mid-1930s was home to the Anglo Canadian Drug Company, dealing in pharmaceuticals. In the late-1950s, Dr. Rundle's house and the attached building to the south, burnt down. Later, Dr. Rundle bought the drug company building and leased it to what would become the Canadian Automotive Museum; the land where Dr. Rundle's house was located is now their parking lot.

In the 1920s, Dr. Rundle and his wife moved into a large home in the Harmony area, while keeping his practice on Simcoe. This home, located at 46 Riverside Drive North, came to be called "Austell Manor", the name coming from the small village of St. Austell in Cornwall, England. The village was special to the couple as they found out, 15 years after their marriage, that they were descended from the same family that had inhabited that area almost a century ago. The original family name was not Rundle but instead "Rowe".

Dr. Rundle was married to an Oshawa nurse in the 1920s, by the name of Mabel Hutchinson, whom he had worked with during the flu epidemic. After their marriage Dr. Rundle and his wife went on to have five sons; Francis H. Rundle, Dr. James E. Rundle, Charles H. Rundle, Dr. G. Alan Rundle, and Thomas M. Rundle. It is interesting to note that two of Dr. Rundle's sons grew up to be doctors.

Dr. Rundle's illustrious career was not only defined by the daily tasks of being a doctor, husband and father, but also through his community involvement. He found time to be the president of more than one hockey team, president of The Young Canada Conservative Club, a medical advisor for the Oshawa Boy Scouts Association and indulge in his hobby of deer hunting. Dr. Rundle also found time to serve as an alderman for the City of Oshawa in 1933-1934, and he even ran for Mayor of Oshawa in 1935, albeit unsuccessfully. Dr. Rundle was described as "a very busy man and a most useful citizen" by The Ontario County Medical Association in the *Doctors of Ontario County*, 1934.

Dr. Rundle was one of the first Oshawa doctors to be graced with the privilege of owning an automobile. The car was a 1904 Model T that had been customized by McLaughlin Motors.

Dr. Franklin J. Rundle passed away at the age of 75, on November 4th 1957, after having been in poor health for the last 7 years of his life. His wife Mabel survived him and lived until 1977, when she passed away at the age of 86. Both rest inside the mausoleum at Oshawa's Union Cemetery.

Mabel Rundle sold the home in the 1960s. Vernon's City Directories list various owners of the home including a teacher, O. Hendren, who resided in the home during the 1980s, and the Hawkins Family who resided in the home in the early 1990s. It was recently sold in 2017 for over one million dollars.

4. Structural Design and Architecture

Form and Design

Large Tudor Revival style dwellings built in the late 1920s (such as the Rundle house) are often labeled Stockbroker's Tudor. Drawing inspiration from the rural vernacular architecture of Tudor England, the style was popular in more affluent suburbs. It was a lavish design that spoke of the financial success of its owner. Unfortunately, many were lost to defaults on mortgages and taxes during the economic depression that followed the failure of the stock market in 1929.

The Rundle example, at two and a half storeys and 4,800 square feet, stands on a corner lot; it has picturesque, asymmetrical massing that is oriented south towards Bond Street East, with the main driveway to the property off of Riverside Drive North. The builder and architect are unknown. An interesting note - when the foundation was dug, a steam shovel with a team of horses was used to dig out the foundation. The company was Erie Steam Shovel Company.

The original gardener's cottage, now located at 708 King Street East, is constructed in the Tudor Revival style featuring timber tudoring, infilled with plaster and red brick similar to the main dwelling at 46 Riverside Drive North. The unique feature of the gardener's cottage is the turret on the south façade, which faces onto King Street East.

Wall Treatment

Tudor Revival style dwellings characteristically have several exterior wall treatments. The main massing of the Rundle house has variegated red brick laid in English bond with light coloured mortar. Most of the gables and upper wall surfaces have timber tudoring, infilled with plaster.

The main entrance features a projecting frontispiece with a winged gable, containing an arched doorway with sidelights and is surrounded with rock faced stone laid in broken courses applied on brick.

Roof

The large, medium to high pitched, irregular shaped roof is a complex mix of gables. Some of the gables have timber tudoring infilled with white plaster. The gables are trimmed with dark coloured, moulded fascia and cedar shake to create the look of a triangular pediment. The roof cladding is modern shingles.

Entrances

The most notable feature is the projecting frontispiece featuring a winged gable clad in stone laid in broken courses containing a solid wood round-headed door and heavy stone door surround. The stone voussoirs around the arched doorway are carefully placed giving the impression of hand-crafted work. Featured on either side of the door are sidelights.

Window Openings

Flat, narrow window openings, asymmetrically placed in groupings are typical of the Tudor Revival style. This dwelling features multipaned, hung sashes painted in dark colours, reminiscent of the medieval windows from which this style draws its inspiration. Lugsills for the window openings within the brick massing are believed to be cement.

Interior

According to the memories of Dr. Rundle's son, Thomas Rundle, the house at 46 Riverside Drive North had a few innovative features:

- At the time of construction of the house, Bishop Bethune College on Simcoe Street South in Oshawa was being torn down. Dr. Rundle purchased both of the furnaces and had them installed in the house at 46 Riverside Drive. He had one converted to oil (one of the earlier oil furnaces) and kept the other to burn either coal or wood.
- The system for heating was superheated steam (as opposed to hot water, which was very popular in those days) piped through radiators.
- A tap was installed in the kitchen and connected directly to the well. The water from this tap was fresher and much colder than the water from the other taps.
- The floors in the main bathrooms were heated.
- The towel racks in the main bathrooms were heated.
- Two special switches were installed on the wall, for security purposes, by Dr. Rundle's bed. One turned on an alarm bell downstairs and the other would turn on every light in the house.
- There was a fireplace in the master bedroom, one in the sun room, one in the living room, and one in the poolroom in the basement (not with a pool but with a pool table). They had little trap doors in the floor into which to sweep the ashes.

It is not known which features still exist in the home today.

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

In light of the findings of this report, it is concluded that the property located at 46 Riverside Drive North meets several of 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 is representative of the English Tudor Style, particularly the entrance with a projecting frontispiece featuring a winged gable clad in stone laid in broken courses containing a round-headed door and heavy stone door surround.
- 2 (i) This property has associative value as it was the home of Dr. Frederick J. Rundle, who was a constant presence in his community and remained so until his passing in 1957.
- 3 (i) This property has contextual value because 46 Riverside Drive North is important in defining, maintaining and supporting the area in which it stands because it is one of the original homes constructed on Riverside Drive North.

6. Resources

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7. Current Photographs of the Property



Figure 1: 46 Riverside Drive North, Front Façade, South Elevation, 2018



Figure 2: 708 King Street East, The original Gardener's/GateKeeper's House

8. Historical Images of the Property



Figure 1: 46 Riverside Drive North, circa 1928/29, during construction. Source: Ted Rundle



Figure 2: 46 Riverside Drive North, circa 1928/29, during construction. Source: Ted Rundle



Figure 3: 46 Riverside Drive North, circa 1928/29, during construction. Source: Ted Rundle



Figure 4: "The Flats" the field prior to the construction of Bond Street. Source: Ted Rundle



Figure 5: 46 Riverside Drive North, Projecting Frontispiece Entrance, South façade., circa 1980 Source: Ted Rundle



Figure 6: 46 Riverside Drive North, North/West Façade, circa 1980



Figure 7: Foundation being dug by the Erie Steam Shovel Company. Source: Ted Rundle