

**Evaluation of 110 Simcoe Street South - Memorial Park
According to *Ontario Regulation 9/06*
City of Oshawa**

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

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

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GLOSSARY OF ABBREVIATIONS

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

PERSONNEL

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

HERITAGE RESEARCH REPORT REQUIREMENTS

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 110 Simcoe Street South, commonly known as Memorial Park, 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 2016 *Research Report- Memorial Park 110 Simcoe Street South, City of Oshawa*.

2.0 METHOD

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

2.1 Field Survey

A field survey was conducted on June 29, 2023. The property was viewed and photographed in its entirety as public access was allowed.

2.2 Research

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

2.3 Consultation

The City of Oshawa commissioned ARA to prepare a supplemental Heritage Research Report for Memorial Park municipally known as 110 Simcoe Street South (subject property). The subject property is currently listed on the City's Heritage Register. The City of Oshawa identified the subject property as a priority for designation as a result of changes to the *OHA* brought on by Bill 23. Specifically, this work addresses the deadline for all listed properties to be designated or removed from the Heritage Register within two years (January 1, 2025). No additional consultation was undertaken for this report.

2.4 Method Conclusion

Using the results of the field survey and research detailed above, the CHVI of 110 Simcoe Street 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.

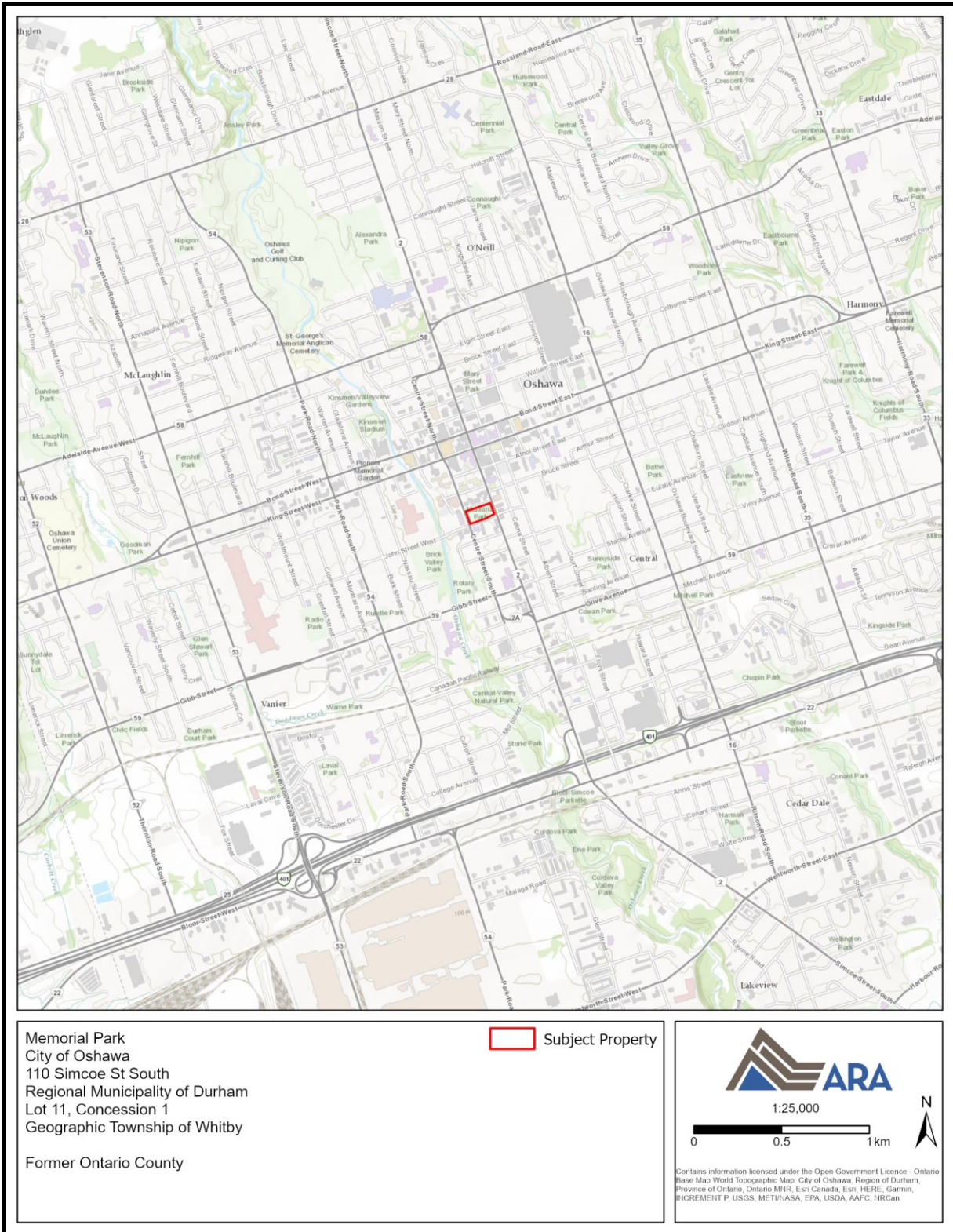
3.0 PROPERTY INFORMATION

Civic Address: 110 Simcoe Street South, Oshawa, ON

Common Name: Memorial Park

Legal Description: LOTS 1 TO 12, BLOCK K, PLAN H50004 OSHAWA

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



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

4.0 LEGISLATIVE FRAMEWORK

4.1 Federal Legislation

At the national level, *The Standards and Guidelines for Conservation of Historic Places in Canada* (Parks Canada 2010) provides guidance for the preservation, rehabilitation, and restoration of historic places, including cultural heritage landscapes (CHLs) and built heritage resources (BHRs). Such guidance includes the planning and implementation of heritage conservation activities.

With respect to CHLs, the *Standards and Guidelines for the Conservation of Historic Places* define them as “any geographical area that has been modified, influenced or given special cultural meaning by people, and that has been formally recognized for its heritage value” (Parks Canada 2010:113). The *Standards and Guidelines for the Conservation of Historic Places* identifies the three categories of cultural landscapes which are also contained within the UNESCO (2010) Operational Guidelines for the Implementation of the World Heritage Convention: designed; organically evolved (vernacular); and associative. The Ministry of Heritage, Sport, Tourism and Culture Industries (MCM) *Information Sheet #2 Cultural Heritage Landscapes* (2006c:1-2) continues these definitions:

- **Designed Cultural Landscapes** – These are areas that are clearly defined and created intentionally by human design. They may include garden and parkland landscapes constructed for aesthetic reasons and may be associated with religious or monumental buildings.
- **Evolved Cultural Landscapes** – This type of landscape is often the result of a social, economic, administrative and/or religious motivation that has continued to develop into its present form due to associations with, or in response to, its natural environment. There are two sub-categories of this CHL type:
 - Relic Landscape – One in which an evolutionary process came to an end but its significant distinguishing features are still visible.
 - Continuing Landscape – One that retains associations with traditional practices but which retains an active social role in the current community while continuing to evolve and exhibit material evidence of this ongoing evolution.
- **Associative Cultural Landscapes** – These landscapes have religious, artistic, or cultural associations with nature rather than with material cultural evidence, which may be insignificant or absent.

The *Standards and Guidelines* further outlines specific guidelines for cultural heritage landscapes, including 11 subsections on: “evidence of land use; evidence of traditional practices; land patterns; spatial organization; visual relationships; circulation; ecological features; vegetation; landforms; water features; and built features” (Parks Canada 2010:50).

4.2 Provincial Policies and Guidelines

4.2.1 The Planning Act

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

1.1 The purposes of this Act are,

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

Part I Provincial Administration, Section 2 states:

The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under the Act, shall have regard to, among other matters, matters of provincial interest such as,
 (d) *the conservation of features of significant architectural, cultural, historical, archaeological, or scientific interest.* 1990: Part I (2. d).

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

A decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Tribunal, in respect of the exercise of any authority that affects a planning matter,
 (a) *shall be consistent with the policy statements issued under subsection (1) that are in effect on the date of the decision; and*
 (b) *shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be.* 2006, c. 23, s. 5; 2017, c. 23, Sched. 5, s. 80.

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

4.2.2 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).

4.2.3 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)).*

The *OHA* provides three key tools for the conservation of built heritage resources (BHRs) and cultural heritage landscapes (CHLs). It allows for protection as:

1. A single property (i.e., farmstead, park, garden, estate, cemetery), a municipality can designate BHRs and CHLs as individual properties under Part IV of the *OHA*.

2. Multiple properties or a specific grouping of properties may be considered a CHL, as such, a municipality can designate the area as a Heritage Conservation District (HCD) under Part V of the *OHA*.
3. Lastly, a municipality has the authority to add an individual or grouping of non-*OHA* designated property(ies) (often called “listed” properties) of heritage value or interest on their Municipal Heritage Register.

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

5.0 BACKGROUND INFORMATION

5.1 Architecture or Design

Public parks serve a multitude of social, environmental, and communal purposes and are a natural place of gathering, recreational, and leisure within communities. This is even more pronounced when considering the role of a public park within an urban context. In addition to providing a green space, many public parks located within urban centers often include memorials or local commemorative elements. Having commemorative elements within a park allows users to participate in individual reflection or communal ceremony. A community’s need for a place to gather for a memorial service to honour the individual became particularly evident after the First World War. According to Lambert, “the scale of human loss demanded a different scale of commemoration” one which “moved away from a small traditional sculptural or architectural monument toward memorials which commemorated the dead but also served the needs of the living” (2015:1). These memorial spaces would often take the form of “Parks, gardens, playing fields and avenues” and “...provided not only a place for veterans and widows, but also for the next generation of young people” (D. Lambert 2015:1-2).

Memorial Park, 110 Simcoe Street South, is a large green space serving several social, spiritual, environmental, and recreational needs in Oshawa’s downtown core. In addition to the green space, it contains several memorial features as well as two key built structures: the McLaughlin Bandshell and the War Memorial/Cenotaph.

A description of the architecture/design of 110 Simcoe Street South is as follows:

- 2.93-acre rectangular plot with several built features
 - The McLaughlin Bandshell.
 - This structure is primarily associated as the practice and performance stage of the Oshawa Civic Band. At the time of this report the band practice on the stage every Monday.
 - Large semi-circular structure flanked by rectangular wings (Image 1)
 - Wings house surveillance, music and electrical systems as well as equipment and rear stage access (Image 2)
 - Additionally wings house two inscriptions symmetrically situated on opposite ends of the stage, inscriptions are done in stone and commemorate donors who made the construction of the bandshell possible (Image 1)
 - As indicated by M. Cole’s report the structure is comprised of a “wood and steel” skeleton with concrete massing finished by cream coloured parging, and can accommodate 125 performers (M. Cole 2016)

- Elaborate details of Bandshell design including pattering along the roofline, curved buttresses on each side, decorative moulding along the base.
- The roof is composed of six diminishing arched bands forming a shell-like pattern that provides depth and texture to the structure (Image 1, Image 2)
 - Roof is finished in metal that follows the contour of the shell (Image 2)
 - The shell-like construction maximizes acoustics and provides a cover from the elements (Image 1)
- Raised off the ground by a podium and finished with wood floor
- Constructed on a diagonal axis facing inward towards the park interior
- A one-storey, irregular plan, flat roof auxiliary building is located to the northwest of the Bandshell. The building is attached to the main Bandshell.
- The War Memorial/Cenotaph (Image 6)
 - The structure represents a cenotaph commemorating the fallen citizens of Oshawa from conflicts ranging since the First World War to modern missions
 - Curved rectangular stone monument, topped by a bronze statue of an Infantryman soldier (Image 6)
 - Soldier sculpted by prominent and well-respected English born sculptor Alfred Howell
 - Symmetrical composed and rhythmically divided into three sections with the sculpture of soldier located on a central rectangular column. The sculpture is flanked by smaller columns adorned with raised stone crosses topped with cast metal light, which are lit at all times (Image 6)
 - The stones used in the construction of the monument were collected from each battlefield with Canadian casualties during WWI and procured from multiple European countries. Therefore, stones vary in colour and composition. (M. Cole 2016). Specifically, Cole writes “ Stones collected from all the allied countries of the First World War, and most of the battlefields in which Canadians took part, are represented by a stone placed in the face of the memorial. Allied and British Commonwealth countries represented include England, Scotland, Ireland, Wales, South Africa, India, Australia, New Zealand, Egypt, Newfoundland, France, Serbia, Belgium, Brazil, Russia and Japan. Among the battlefields from which stones were secured include Ypres, Vimy Ridge, St. Julien, Passchendaele, Arras, Rheims, Louvain and Mons. Many of these stones are of varied colours. A piece of marble from the old Westminster Abbey and a fragment of the residence of the wartime governor general of Canada, the Duke of Connaught, add to the significance of the memorial”(2016:5). In front of cenotaph there is a raised stone garden-bed with the inscription: “*The Garden of the Unforgotten*” (Image 6)
 - Cole notes “the inscription, “The Garden of the Unforgotten” that was suggested by Dr. Kaiser’s daughter Josephine. She discovered the phrase in a book by Reverend Dr. Treeves, *The Other Side of the Lantern*. It was used by Treeves to describe the place where great men of India are buried (2016:5).

- Multiple bronze tablets on east and west sides of the monument inscribed with names of fallen Canadians.
 - “Bronze tablets inscribed with the names of 138 local men who lost their lives in the First World War can be found on the memorial. In 1948, another tablet was added to recognize the sacrifices made by 177 Oshawa residents who died in the Second World War. A memorial to those who lost their lives in the Korean War is located on the west facing wall of the War Memorial/Cenotaph along with other plaques of remembrance for more recent conflicts around the world such as the United Nations Peacekeepers” (Cole 2016:5)
- The War Memorial/Cenotaph is clearly visible as the east-west park axis provides uninterrupted views from Simcoe Street South. The cenotaph is raised and access by a two-step stone base with an accessibility ramp and steel railing (Image 6)
- Large rectangular garden located between cenotaph and Simcoe Street South. The garden is comprised of the following features: (Image 8)
 - Low stone walls that delineate the park from the rest of the streetscape and accommodate sitting
 - Paved concrete walkways organized in a cross pattern
 - The garden is predominantly comprised of perennial vegetation in the form of flowers and small shrubs (Image 9)
- Various Plaques, Sculptures and Commemoration Features located throughout Memorial Park
 - Stone monument with bronze sculpture of a WWI soldier, presented by the Canadian Corps in 2009, to City of Oshawa. It was originally located by the Dominion Headquarters in Toronto (M. Cole, 2016).
 - As noted by Cole “The statue was commissioned by Borden Company Ltd., a Toronto-based dairy that wanted to honour one of its fallen employees and serve as a reminder of the role the Canadian Corps played in the Battle of Vimy Ridge. The monument is located in the southwest quadrant of Memorial Park” (2016:8).
 - Two commemorative murals are found in the park
 - As described by M. Cole “Located on the east section of the Bandshell are a series of murals that commemorate the 130-year history of Oshawa’s Ontario Regiment. The murals were painted by John Hood of Toronto, Ontario in 1996. The detail in this set of murals is exquisite; all the medals depicted at the bottom of the mural are accurate representations of Canadian military decorations” (2016: 7). John Hood is an accomplished and award-winning Toronto artist who has been the recipient of several awards, including the Queen Elizabeth II Diamond Jubilee Medal for his body of mural work in Ontario.
 - As described by M. Cole: “On the east wall of the addition is the Windfields Farm mural painted in 1996 by David Yeatman of Aylmer, Quebec....Windfields Farm was a 607 ha. (1500 acre) thoroughbred horse breeding farm founded by businessman, entrepreneur and philanthropist E.P. Taylor. In 1950 he purchased

- what was then named Parkwood Stables, from Col. R. S. McLaughlin” (2016:7).
- Plaque providing information on the mural titled Ontario Regiment 130 Years of service (1996) by John Hood.
 - The McLaughlin Band Shell Marker located on each side of the structure was erected in 1942.
 - The park was previously the site of St. George’s Memorial Church, it currently includes a monolithic stone with an inscription commemorating the church. The stone marker was erected by members of the Old Church in 1939 (Image 11)
 - Park includes two plaques created by *Heritage Oshawa*
 - Commemorating the “Pedler People Limited” company that previously operated on part of the lot (Image 5)
 - Commemoration of “Memorial Park” as a whole.
- The park follows a picturesque design with meandering pathways accompanied by mature vegetation such as, deciduous and coniferous trees. Main pathway is oriented along an east to west axis, visually dividing the lot into triangles (Image 4, Image 8, Image 10)
- Bandshell and Memorial Park are the focal point within a designed landscape(Image 3)
 - Semi-circular open space with benches following a semi-circular layout and a clear view of stage (Image 1)
 - Concrete pathways located throughout the park (Image 4)
 - Mature vegetation found throughout landscape (Image 2, Image 4)
 - Rear elevations of bandshell and auxiliary structure are adorned with full size murals commemorating Oshawa’s Ontario Regiment
 - Park includes a large stone fountain in proximity to the bandshell (Image 3)

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, Harmony and Farewell Creeks were located to the east, and the Grand Trunk Railway line was located to the south. There are several churches and mills that were established around the core of Oshawa, along with likely several others 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). There had been little development west of Oshawa Creek or east of Harmony and Farewell Creeks, although there was some urban growth south of the railroad corridor. Subdivision of these concession blocks did not appear to be widespread at the time, but by 1911 a Fire Insurance Plan indicates the area was well settled with predominately wood frame residential structures and stone and/or concrete businesses such as Peddler People Limited, a roofing material manufacturer, and civic/community resources such as the Salvation Army (see Map 6).

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, which had expanded beyond the boundaries of the local creeks and waterways (see Map 7). 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 Metcalfe Street in the north, Simcoe Street South to the east, Fairbank Street in the south, and Oshawa Creek and Nassau Street to the west were well developed and consisted of varying types of structures. The area immediately surrounding Oshawa Creek was still open, but the development along its banks consisted of predominately wood frame or brick veneer residences or brick commercial developments, especially along Simcoe Street South (see Map 8). As compared to 1911, the area is becoming increasingly urbanized.

The population of Oshawa had reached 25,000 by 1948 (Cole 2021). 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

- Crown Patent for Lot 11, Concession 1 was sold to King's College on January 3, 1828 (see Table 1).
 - In June 1837, King's College sold all of Lot 11 to Joseph Gorham.
 - On July 14, 1837, Joseph Gorham sold 122 acres of Lot 11 to John McGrigor.
 - John McGrigor sold 100 acres to William Proudfoot on July 19, 1837. Proudfoot sold the land back to John McGrigor in 1842.
- John McGrigor filed Plan H50004 on April 2, 1855. As a result of this subdivision, the subject property was then divided into Lots 1 through 12 in Block K of Plan H50004.
- The 1860 *Tremaine's Map of the County of Ontario, Upper Canada* indicates that the subject property encompasses an entire city block between four historic roadways (see Map 4). It is located in the heart of Oshawa's well-developed urban core east of Oshawa Creek. The types of structures, individual owners of each property, or any type of detail regarding the configuration of the city block cannot be determined.
- Lots 1 through 9 in Block K of Plan H50004 had various owners (See detail below of each lot) however all nine lots were sold to Pedlar People on February 21 1911, unifying these lots under one owner. The Pedlar People transferred Lot 1-9 to the Town of Oshawa on July 13, 1921
 - Lot 1 in Block K was owned by a Miles Luke from 1867, when John McGrigor's will was filed, to January 31, 1885, when it was sold to Luther K. Munton (see Table 2).
 - Luther Munton sold all of Lot 1 to Sarah E. Pedlar on September 20, 1904.
 - Sarah Pedlar sold the lot to Pedlar People Ltd on February 21, 1911.
 - On July 13, 1921, the Pedlar People transferred Lot 1 to the Town of Oshawa.
 - Thirty-five square roods (0.22 ac) of Lot 2, Block K was sold to Malachy Quigley on March 23, 1864 (see Table 3). It is unclear in the Deed abstract index if this is the entire lot, because in May 1868 Quigley sold all of Lot 2 to Thomas Hall.

- On February 6, 1876, a Caleb E. Martin assigned the mortgage for Lot 2 to the Ontario Loan and Savings Company.
- On January 27, 1882, the Ontario Loan and Savings Company sold Lot 2 to Ophelia Gregory, who in turn sold it to James Gregory six years later in 1888.
- James Gregory sold Lot 2 to Sarah E. Pedlar on March 18, 1903.
- Sarah Pedlar sold all of Lot 2 to the Pedlar People Ltd. on February 21, 1911, and Lot 2 was transferred to the Town of Oshawa by the Pedlar People on July 13, 1921.
- Lot 3 in Block K was sold to Peter McGrigor on April 21, 1863 (see Table 4).
 - Peter and Eunice McGrigor sold all of Lot 3 to William Thomas Dingle on January 22, 1872.
 - William T. Dingle sold Lot 3 to William Henry Dingle in 1882, but the sale was not registered until 1889.
 - William H. Dingle sold Lot 3 to John Pope in 1889, who in turn sold to Sarah E. Pedlar on October 18, 1895.
 - Sarah Pedlar sold Lot 3 to Pedlar People Ltd. on February 21, 1911, and the Pedlar People transferred the lot to the Town of Osawa on July 13, 1921.
- Lot 4 in Block K was sold to Peter McGrigor on April 21, 1863 (see Table 5).
 - Like Lot 3, Peter and Eunice McGregor sold Lot 4 to William Thomas Dingle on January 6, 1868.
 - On March 18, 1891, Sherriff J.F. Paxton executed a Sherriff's Deed in favour of Lanatt G. Cassells, who sold the lot to Edna J. Dingle in December of the same year.
 - Edna Dingle sold Lot 4 to Sarah E. Pedlar on March 25, 1895, who sold the lot to Pedlar People Ltd, on February 21, 1911.
 - Pedlar People Ltd. transferred Lot 4 to the Town of Oshawa on July 13, 1921.
- Lot 5 in Block K was sold by John Hazel to Henry Pedlar on July 24, 1855 (see Table 6).
 - Henry Pedlar sold Lot 5 to William Thomas Dingle on February 25, 1857.
 - A Sherriff's Deed was filed in favour of Lanatt G. Cassels on March 18, 1891, and Cassels sold Lot 5 to Edna Jane Dingle in December of the same year.
 - Edna J. Dingle sold Lot 5 to Sarah E. Pedlar on March 25, 1895.
 - Sarah Pedlar sold part of Lot 5 to Pedlar People Ltd. on February 21, 1911 and another part on September 5, 1919.
 - Pedlar People Ltd. transferred part of Lot 5 to the Town of Oshawa in October 1920, and the other part on July 1921.
- On August 29, 1861, John Billings assigned the mortgage of Lot 6 in Block K to John Bullock (see Table 7).
 - In 1864 John Billings filed a quit claim deed in favour of John Bullock in June 1864, and John Bullock filed a quit claim in favour of William Thomas Dingle in May 1865.
 - On March 18, 1891, Sherriff J.F. Paxton executed a sheriff's deed in favour of Lanatt G. Cassells. Cassells sold Lot 6 to Edna Jane Dingle in December of the same year.
 - Edna Dingle sold Lot 6 to Sarah E. Pedlar on March 25, 1895.
 - Pedlar sold part of Lot 6 to Pedlar People Ltd. on February 21, 1911, and the other part to the same buyers on September 5, 1919.

- The Pedlar People Ltd. granted part of Lot 6 to the Town of Oshawa in October 1920, and the other part in July 1921.
- John McGrigor sold Lot 7 in Block K to Thomas Kirkpatrick on March 23, 1864 (see Table 8).
 - Thomas Kirkpatrick sold Lot 7 to William H. Warner in June 1883, who in turn sold the lot to William F. Johnston on July 19, 1888.
 - William Johnston sold Lot 7 to Jessie Gumprich in August 1888, who sold it to Oliver Hazzelwood in 1890.
 - Hazzelwood retained the lot until May 1, 1906, when they sold it to Sarah E. Pedlar.
 - Sarah Pedlar sold Lot 7 to Pedlar People Ltd, on February 21, 1911.
 - Lot 7 was transferred to the Town of Oshawa by Pedlar People Ltd. on July 13, 1921.
- A Deed Poll for Lot 8 in favour of Daniel Arnot had been executed by Sherriff W.B. Jarvis on November 9, 1861, although it was not registered until 1862 (see Table 9).
 - Lot 8 was sold to William Henry Gibbs by Daniel Arnott on April 16, 1862.
 - William Gibbs only had the lot until September 1865, when he sold it to Samuel Liddicoatt.
 - Liddicoatt sold to William Thomas Dingle on December 11, 1876, and Dingle sold to Phillippa Edwards on June 18, 1879.
 - On October 18, 1895, Phillippa and George Edwards sold Lot 8 to Edna E. Glidden, although the sale wasn't registered until 1899. In 1898, Edna Glidden sold Lot 8 to Samuel Glidden.
 - Sarah E. Pedlar purchased Lot 8 from Samuel Glidden on July 25, 1906. Pedlar sold Lot 8 to Pedlar People Ltd. on February 21, 1911.
 - Pedlar People Ltd. transferred Lot 8 to the Town of Oshawa on July 13, 1921.
- On August 12, 1872, the executors of John McGrigor sold Lot 9 in Block K to Rebecca Clarke (see Table 10).
 - On September 19, 1881, Rebecca Clarke sold Lot 9 to Samuel Glidden.
 - Samuel Glidden sold the Lot to Sarah Pedlar on July 25, 1906.
 - In 1911, Pedlar sold the lot to Pedlar People Ltd., who transferred Lot 9 to the Town of Oshawa on July 13, 1921.
- Lots 10, 11, and 12 had various owners (See detail below of each lot) however were all associated with St. George Church under the ownership of the Anglican Synod of the Diocese of Toronto. These three lots were eventually sold to the Pedler People who in turn sold it to the City of Oshawa in 1921.
 - Lot 10 in Block K was sold to Edward Howell on April 10, 1852, by the executors of John McGrigor (see Table 11).
 - Edward Howell sold the lot to Thomas Sweeny in 1855, and Sweeney kept all Lot 10 until April 2, 1872, when he sold part it to the Anglican Synod of the Diocese of Toronto.
 - The Church Fathers of St. George's Anglican Church and the Toronto Diocese Synod sold their portion of Lot 10 to Pedlar People Ltd. on June 30, 1921.
 - The other part of Lot 10 was sold to William J. Cowan on May 25, 1893. There appears to be some irregularities regarding this portion of the lot, as an 1878 mortgage assignment from a John Sneath to Sarah Sweeney was filed in 1907, the same year that Sarah Sweeney sold part of Lot 10 to Sarah E. Pedlar.

- Sarah Pedlar sold the east 53 feet of Lot 10 to Pedlar People Ltd. on February 21, 1911.
 - Pedlar People Ltd. transferred all of Lot 10 to the Town of Oshawa on July 13, 1921.
- Lot 11 in Block K was sold to Bishop A.N. Bethune by John B. Warren on June 2, 1873, but the sale was not registered until 1881 (see Table 12).
 - There had been numerous land transactions prior to this, in 1852, 1855, and 1857, but none of these transactions were registered until 1882.
 - On June 30, 1921, the Church Fathers of St. George's Anglican Church and the Toronto Diocese Synod sold all of Lot 11 to Pedlar People Ltd.
 - On July 13, 1921, Pedlar People Ltd. transferred the lot to the Town of Oshawa.
- On February 27, 1889, Sarah Clarke sold Lot 12 in Block K to Reverend Isaac Middleton (see Table 13). Middleton sold it to the Anglican Synod Diocese of Toronto in June of 1889.
 - On June 30, 1921, the Church Fathers of St. George's Anglican Church granted Lot 12 to Pedlar People Ltd, who transferred it to the Town of Oshawa the same year.
- The subject property appears very similar to its 1860 appearance in J.H. Beers & Co's 1877 map of East Whitby Township in the *Illustrated Historical Atlas of the County of Ontario, Ont.* (see Map 5). An inset in the map shows Lots 1 through 12 of Block K in the original village of Oshawa, bounded by Metcalf Street to the north and John Street to the south, although the names of the east and west streets were cut off in the inset. Individual structures were not indicated.
- By 1911, Sarah E. Pedlar owned Lots 1 through 10 in Block K and transferred them to Pedlar People Limited the same year.
 - Sarah Eliza Pedlar was born Sarah Wilcox on February 22, 1847, in Oshawa and married George Henry Pedlar (1843 – 1913), the founder of Pedlar People Ltd., in November 1866. She died in Oshawa in 1932 (Family Search 2023a, 2023b).
 - The Pedlar family arrived in Oshawa, then known as Skae's Corners, in 1842. Henry Pedlar opened a metal cookware shop on the northwest corner of Bond Street and Simcoe Street in 1861, and in 1872, his son George moved into a converted stable in what is now Memorial Park in order to operate a metal stamping business (Cole 2016).
 - By 1894, the Pedlar business was the largest sheet metal factory in the British empire, particularly known for their roofing material. The company became officially known as Pedlar People, Ltd in 1921 (Cole 2016).
 - The company operated at the Memorial Park location until shortly after World War I, when they moved to a new facility at Simcoe Street and First Avenue (Cole 2016, see Figure 1 and Figure 2).
 - Pedlar People Ltd played an important role in World War II through its manufacturing of shells and cartridge casings that were finished at a separate facility in Ajax before being shipped overseas (Cole 2016).
 - The company was purchased by a Toronto holding company in 1976 and closed in 1982 (Cole 2016).
- A 1911 Fire Insurance Plan depicts the subject property located between Metcalf Street in the north and John Street in the south and containing a large manufacturing facility belonging to Pedlar People Ltd (see Map 6). The Pedlar factory consisted of several

- concrete and brick manufacturing areas. A brick one-and-a-half storey office was located at the northeast corner of the property, and the wood-frame St. George's Anglican Church was located at the southwest corner.
- As noted, Lots 11 and 12 in Block K belonged to St. George's Church until 1921, when they were transferred to Pedlar People Limited (LRO 40).
 - The first St. George's Church was a small wood structure built in 1847 at what is now Park Road and King Street on land donated by J.B. Warren (SGMC 2023).
 - The second St. George's Anglican Church was located at the northeast corner of Centre Street and Bagot Street as depicted in the 1911 Fire Insurance Plan in a space now occupied by Memorial Park. It was there from 1858 to 1924 (Cole 2016).
 - The structure consisted of a wood-frame building with a steeple. An addition was built in 1881 (SGMC 2023, see Figure 3).
 - A parish hall was built on Centre Street in 1880, it served the community until 1953 (SGMC 2023).
 - In 1912, the congregation decided to build a larger church, but due to the First World War it wasn't until 1922 that the cornerstone was laid at 51 Centre Street, south of the 1880 rectory (SGMC 2023).
 - The church was re-named St. George's Memorial Church in honour of parishioners that served in combat and was built on land donated by John Crawford and Hon. William Allen in 1861 (SGMC 2023).
 - The third St. George's Church opened on May 11, 1924 (SGMC 2023).
 - Cole notes "On April 23, 1939, the location of the earlier church was commemorated by a stone monument that stands today memorializing the location of the original church" (2016:8).
 - As noted, by July 13, 1921, Lots 1 through 12 in Block K of Plan H50004 were in possession of the Town of Oshawa. The town used one of Pedlar People's former office building to house a few municipal positions, but the building was demolished in 1931 when the municipal offices moved to a new Public Utilities Commission Building (Cole 2016).
 - The purchase of all of Block K for \$25,000 allowed the City of Oshawa to create a park/civic space that honoured the military sacrifice of Canadian soldiers during the First World War (Cole 2016).
 - A Cenotaph and memorial was built by English-Canadian sculptor Alfred Howell in 1924 and was modeled on the war memorial in Evesham, England (Cole 2016, see Figure 4 - Figure 6).
 - Albert Howell was born in Oldbury, England in July 1889. He studied at the Royal College of Art and won the British Institution Scholarship in sculpture in 1911, which he used to further his studies (Cole 2016).
 - Howell married Harriet Robert in 1913 and the family moved to Toronto in 1927, where Howell was the head of Central Technical School's Art Department (Cole 2016).
 - Howell is well known for his powerful war memorials following the First World War, such as those found in Sault Ste. Marie (1923) and Guelph (1927). Other well-known works can be seen in St. Catharines, Ontario, at the Manitoba Parliament buildings in Winnipeg, and at the National Gallery in Ottawa (Cole 2016).

- Howell was involved in founding the Sculptor's Society of Canada in 1928 along with fellow artists Frances Loring, Florence Wyle, Emanuel Hahn, Elizabeth Wyn Wood, and Henry Hebert (Cole 2016).
 - Alfred Howell died in 1978 (Cole 2016).
- As noted by Cole, "On November 11, 1924, the Honourable Sir William Mulock, Chief Justice of Ontario, Chancellor of the University of Toronto, unveiled the memorial alongside four women who had lost their sons in the First World War. These noble women were mothers Lyons, Wood, Walker and Dionne (2016:6)
- Local doctor T.E. Kaiser was responsible for a large portion of the fundraising for the memorial, and the selection of its final design (Cole 2016).
 - T.E. Kaiser was a local doctor that was born in York County on February 16, 1863, and attended medical school at the University of Toronto, graduating in 1890. He started his medical practice in Oshawa the same year (Terech 2016).
 - He was the mayor of Oshawa in 1907 and 1908 and served as Oshawa's MP from 1925 to 1930. He had a number of civic interests, such as the public library and the Oshawa Board of Education. He also played a significant role in establishing several city parks, such as Alexandra Park and Memorial Park (Terech 2016).
 - As Cole notes "Dr. Kaiser was instrumental in the fundraising and letter writing campaign. Dr. Kaiser coordinated the selection of the final design with the assistance of a committee that included: Chairman, Mayor W.J. Trick; secretary, Charles Wilcox; treasurer, H.C. Duncan; finance, G.W. McLaughlin; construction, Dr. T.E. Kaiser, Mrs. F.W. Cowan, H.E. Tyler, T.B. Mitchell, Col. Frank Chappell, W.C. Smith and E.A. Love" (2016:4).
 - Kaiser died in 1940.
 - A fountain was added to the memorial in 1979 but was later replaced with landscaped flowerbeds (Cole 2016).
- A 1930 topographic map indicates the subject property is located within the well-developed urban core of Oshawa's downtown (see Map 7). There is one structure located at the northeast corner of the property, at the southwest corner of two historic roadways. The type of building, individual owner, or building's purpose has not been indicated.
- A bandshell was constructed in the park in 1942 despite the steel shortages caused by the Second World War (Cole 2016).
 - The bandshell was a gift from local philanthropist and automotive manufacturer R.S. McLaughlin, who donated the \$18,000 needed for its construction, as a home for the Oshawa Civic Band (formerly the Ontario Regimental Band) as well as other performances. According to Cole he was quoted as saying "Get the best architect, build the Bandshell and send me the bill" (2016:6). The Bandshell was designed by architect Harold Smith and built Oshawa-based contractors Bathe and McLellan based on plans from the Indiana-based Conn Music Company (Cole 2016, see Figure 7).
 - Additions to the bandshell were built in 1955 and 1977 (Cole 2016).
 - According to Cole "Many WWII home-front, morale-building celebrations were held in the Park with the Bandshell as the centre of the events" (2016:6)
 - The bandshell is still used today for outdoor performances, including regular performances by the Oshawa Civic Band .

- A 1948 Fire Insurance Plan shows the subject property had been developed into an open park space with a rough cast bandstand located centrally along Metcalf Street, at the north boundary of the subject property (see Map 8). The bandstand was constructed on a diagonal axis and faces inward toward the park space. No other structures or features are indicated within the park's boundaries.
- The City of Oshawa is the current owner of Memorial Park, located at 110 Simcoe Street South. The park was rededicated on September 23, 2002, after a landscape architecture study recommended some alterations to the space (Cole 2016).
 - According to Cole, the following alterations were carried out:
 - “The cenotaph area was redesigned to include a sunken court surrounded by low masonry walls and benches.
 - The seating area by the Bandshell was redesigned to enhance the cultural performances by providing permanent benches and a larger grassed area.
 - A water feature was placed at the convergence of the main pathways to act as a central focal point and create more appealing frontage on Centre Street
 - Enhanced features, enhanced lighting and traditional lighting were added to emphasize the importance of Memorial Park to the community” (2016: 8).

**Table 1: Summary of Property Ownership on Lot 11, Concession 1
(LRO #40)**

Instrument #	Instrument	Date	Grantor	Grantee	Comments
--	Patent	3 Jan 1828	The Crown	King's College	All Lot 11, Con 1
14383	B&S	17 Jun 1837	King's College	Joseph Gorham	All Lot 11, Con 1
14444	B&S	14 Jul 1837	Joseph Gorham	John McGrigor	122 acres Lot 11 Con 1
14445	B&S	19 Jul 1837	John McGrigor	William Proudfoot	100 acres Lot 11 Con 1
19838	B&S	7 May 1842	William Proudfoot	John McGrigor	Part Lot 11, Con 1
[Illeg.]	B&S	[Illeg.] 1844	John McGrigor	Philip B. Whitfield	¼ acre Lot 11, Con 1
23507	B&S	5 Nov 1844	Philip B. Whitfield	John McGrigor	¼ acre Lot 11, Con 1
H50004	Plan	2 Apr 1855	John McGregor's Plan		
30100	Will	15 May 1846 (reg. 1867)	John McGrigor		Part Lot 11, Con 1

**Table 2: Summary of Property Ownership on Lot 1, Block K, Plan H50004
(LRO #40)**

Instrument #	Instrument	Date	Grantor	Grantee	Comments
30100	Will	15 May 1846 (reg. 1867)	John McGregor		All Lot 1
4264	B&S	31 Jan 1885	Miles Luke	L.K. Munton et all	All Lot 1
7900	B&S	20 Sep 1904	Luther K. Munton	Sarah Eliza Pedlar	All Lot 1
10122	B&S	21 Feb 1911	Sarah Eliza Pedlar	The Pedlar People Ltd	All Lot 1
18454	Transfer	13 Jul 1921	The Pedlar People Ltd	Corp. Town of Oshawa	All Lot 1, Block K, Plan H50004

**Table 3: Summary of Property Ownership on Lot 2, Block K, Plan H50004
(LRO #40)**

Instrument #	Instrument	Date	Grantor	Grantee	Comments
15405	Bond	20 Mar 1845 (reg. 1860)	John McGregor	Malachy Quigley	35 sq roods Lot 2
23771	B&S	23 Mar 1864	John McGregor et al	Malachy Quigley	35 sq roods Lot 2
30100	Will	15 May 1846 (reg. 1867)	John McGregor		All Lot 2
51	B&S	19 May 1868	Malachi Quigley	Thomas Hall	All Lot 2
2984	Assignment	6 Feb 1879	Caleb E. Martin	The Ontario L.S. Co	All Lot 2
3133	B&S	4 Mar 1879	Ontario L.S. Co	George Corbett	All Lot 2
3599	B&S	27 Jan 1882	Ontario L.S. Co	Ophelia H. Gregory	All Lot 2
4612	B&S	13 Jan 1888	Ophelia Gregory	James Gregory	All Lot 2
7465	B&S	18 Mar 1903	James Gregory	Sarah E. Pedlar	All Lot 2
10122	B&S	21 Feb 1911	Sarah Eliza Pedlar	The Pedlar People Ltd	All Lot 2
18454	Transfer	13 Jul 1921	The Pedlar People Ltd	Corp. Town of Oshawa	All Lot 2, Block K, Plan H50004

**Table 4: Summary of Property Ownership on Lot 3, Block K, Plan H50004
(LRO #40)**

Instrument #	Instrument	Date	Grantor	Grantee	Comments
21463	B&S	21 Apr 1863	John McGregor et al	Peter McGrigor	¼ acre Lot 3
30100	Will	15 May 1846 (reg. 1867)	John McGregor		All Lot 3
922	B&S	22 Jan 1872	Peter & Eunice McGrigor	William Thomas Dingle	All Lot 3
4899	B&S	11 Jul 1882 (reg. 1889)	William T. Dingle	William Henry Dingle	All Lot 3
4900	B&S	13 May 1889	William H. Dingle	John Pope	All Lot 3
6131	B&S	18 Oct 1895	John Pope	Sarah Eliza Pedlar	All Lot 3
10122	B&S	21 Feb 1911	Sarah Eliza Pedlar	The Pedlar People Ltd	All Lot 3
18454	Transfer	13 Jul 1921	The Pedlar People Ltd	Corp. Town of Oshawa	All Lot 3, Block K, Plan H50004

**Table 5: Summary of Property Ownership on Lot 4, Block K, Plan H50004
(LRO #40)**

Instrument #	Instrument	Date	Grantor	Grantee	Comments
21463	B&S	21 Apr 1863	John McGregor et al	Peter McGregor	¼ acre Lot 4
30100	Will	15 May 1846 (reg. 1867)	John McGregor		All Lot 4
30553	B&S	6 Jan 1868	Peter McGregor & Eunice McGregor	William Thomas Dingle	All Lot 4
6059	Sherriff's Deed	18 Mar 1891	J.F. Paxton (Sherriff)	Lanatt G. Cassells	All Lot 4
6060	B&S	14 Dec 1891	Lanatt Cassells	Edna Jane Dingle	All Lot 4
6061	B&S	25 Mar 1895	Edna Jane Dingle	Sarah E. Pedlar	All Lot 4

Instrument #	Instrument	Date	Grantor	Grantee	Comments
10122	B&S	21 Feb 1911	Sarah Eliza Pedlar	The Pedlar People Ltd	All Lot 4
18454	Transfer	13 Jul 1921	The Pedlar People Ltd	Corp. Town of Oshawa	All Lot 4, Block K, Plan H50004

Table 6: Summary of Property Ownership on Lot 5, Block K, Plan H50004 (LRO #40)

Instrument #	Instrument	Date	Grantor	Grantee	Comments
3685	B&S	24 Jul 1855	John Hazel/Heal	Henry Pedlar	¼ acre Lot 5
30100	Will	15 May 1846 (reg. 1867)	John McGregor		All Lot 5
7466	B&S	25 Feb 1857	Henry Pedlar	William Thomas Dingle	¼ acre Lot 5
6059	Sherriff's Deed	18 Mar 1891	J.F. Paxton (Sherriff)	Lanatt G. Cassells	¼ acre Lot 5
6060	B&S	14 Dec 1891	Lanatt Cassells	Edna Jane Dingle	¼ acre Lot 5
6061	B&S	25 Mar 1895	Edna Jane Dingle	Sarah E. Pedlar	All Lot 5
10122	B&S	21 Feb 1911	Sarah Eliza Pedlar	The Pedlar People Ltd	Part Lot 5
15973	Grant	5 Sep 1919	Sarah Eliza Pedlar	The Pedlar People Ltd	Part Lot 5
17815	Grant	18 Oct 1920	The Pedlar People Ltd	Corp. Town of Oshawa	Part Lot 5, Block K, Plan H50004
18454	Transfer	13 Jul 1921	The Pedlar People Ltd	Corp. Town of Oshawa	W 15.6' Lot 5, Block K, Plan H50004

Table 7: Summary of Property Ownership on Lot 6, Block K, Plan H50004 (LRO #40)

Instrument #	Instrument	Date	Grantor	Grantee	Comments
17361	Assignment	29 Aug 1861	John Billings	John Bullock	All Lot 6 (assignment of No. 26906)
25910	Quit Claim	22 May 1865	John J. Bullock	William Thomas Dingle	All Lot 6
25911	Quit Claim	20 June 1864 (reg. 1865)	John Billings	John J. Bullock et al	All Lot 6
30100	Will	15 May 1846 (reg. 1867)	John McGregor		All Lot 6
6059	Sherriff's Deed	18 Mar 1891	J.F. Paxton (Sherriff)	Lanatt G. Cassells	All Lot 6
6060	B&S	14 Dec 1891	Lanatt Cassells	Edna Jane Dingle	All Lot 6
6061	B&S	25 Mar 1895	Edna Jane Dingle	Sarah E. Pedlar	All Lot 6
10122	B&S	21 Feb 1911	Sarah Eliza Pedlar	The Pedlar People Ltd	Part Lot 6
15973	Grant	5 Sep 1919	Sarah Eliza Pedlar	The Pedlar People Ltd	Part Lot 6
17815	Grant	18 Oct 1920	The Pedlar People Ltd	Corp. Town of Oshawa	Part Lot 6, Block K, Plan H50004
18454	Transfer	13 Jul 1921	The Pedlar People Ltd	Corp. Town of Oshawa	Part Lot 6, Block K, Plan H50004

**Table 8: Summary of Property Ownership on Lot 7, Block K, Plan H50004
(LRO #40)**

Instrument #	Instrument	Date	Grantor	Grantee	Comments
23770	B&S	23 Mar 1864	John McGregor	Thomas Kirkpatrick	¼ acre Lot 7
30100	Will	15 May 1846 (reg. 1867)	John McGregor		All Lot 7
3889	B&S	1 Jun 1883	Thomas Kirkpatrick	William H. Warner	All Lot 7
4721	B&S	19 Jul 1888	William Warner	William F. Johnston	All Lot 7
4756	B&S	31 Aug 1888	William F. Johnston	Jessie J. Gumprich	All Lot 7
5340	B&S	19 Dec 1890	Jessie & E. Gumprich	Oliver Hazzelwood	All Lot 7
8456	B&S	1 May 1906	Oliver Hazzelwood	Sarah Eliza Pedlar	All Lot 7
10122	B&S	21 Feb 1911	Sarah Eliza Pedlar	The Pedlar People Ltd	All Lot 7
18454	Transfer	13 Jul 1921	The Pedlar People Ltd	Corp. Town of Oshawa	All Lot 7, Block K, Plan H50004

**Table 9: Summary of Property Ownership on Lot 8, Block K, Plan H50004
(LRO #40)**

Instrument #	Instrument	Date	Grantor	Grantee	Comments
20421	B&S	16 Apr 1862	Daniel Arnot	William Henry Gibbs	All Lot 8
20422	Deed Poll	9 Nov 1861 (reg. 1862)	W.B. Jarvis (Sherriff)	Daniel M. Arnot	All Lot 8
25832	B&S	25 Sep 1865	William Henry Gibbs	Samuel Liddicoatt	All Lot 8
30100	Will	15 May 1846 (reg. 1867)	John McGregor		All Lot 8
2443	B&S	11 Dec 1876	Samuel Liddicoatt	William Thomas Dingle	All Lot 8
3085	B&S	18 Jun 1879	William Thomas Dingle	Phillippa Edwards	All Lot 8
6676	B&S	3 Aug 1898	Edna Elizabeth Glidden	Samuel Glidden	All Lot 8
6681	B&S	18 Oct 1895 (reg. 1899)	Phillipa & George Edwards	Edna E. Glidden	All Lot 8
8455	B&S	25 Jul 1906	Samuel Glidden	Sarah E. Pedlar	All Lot 8
10122	B&S	21 Feb 1911	Sarah Eliza Pedlar	The Pedlar People Ltd	All Lot 8
18454	Transfer	13 Jul 1921	The Pedlar People Ltd	Corp. Town of Oshawa	All Lot 8, Block K, Plan H50004

**Table 10: Summary of Property Ownership on Lot 9, Block K, Plan H50004
(LRO #40)**

Instrument #	Instrument	Date	Grantor	Grantee	Comments
30100	Will	15 May 1846 (reg. 1867)	John McGregor		All Lot 9
1462	B&S	12 Aug 1872	John McGregor et al	Rebecca Clarke	All Lot 9
3489	B&S	19 Sep 1881	Rebecca Clarke	Samuel Glidden	All Lot 9
8455	B&S	25 Jul 1906	Samuel Glidden	Sarah E. Pedlar	All Lot 9
10122	B&S	21 Feb 1911	Sarah Eliza Pedlar	The Pedlar People Ltd	All Lot 9

Instrument #	Instrument	Date	Grantor	Grantee	Comments
18454	Transfer	13 Jul 1921	The Pedlar People Ltd	Corp. Town of Oshawa	All Lot 9, Block K, Plan H50004

Table 11: Summary of Property Ownership on Lot 10, Block K, Plan H50004 (LRO #40)

Instrument #	Instrument	Date	Grantor	Grantee	Comments
3264	B&S	10 Apr 1852	William McGregor (exr of John McGregor)	Edward Howell	¼ acre Lot 10
10942	B&S	15 May 1855	Edward J. Howell	Thomas Sweeney	¼ acre Lot 10
30100	Will	15 May 1846 (reg. 1867)	John McGregor		All
3495	B&S	2 Apr 1872 (reg. 1881)	Thomas Sweeney	Synod of Diocese of Toronto	Part Lot 10
5796	B&S	25 May 1893	Thomas Sweeney	William J. Cowan	Part Lot 10
8652	Agreement for Sale	2 Mar 1907	Sarah Sweeney	Sarah Eliza Pedlar	Part Lot 10
8673	Assignment	6 Nov 1878 (reg. 1907)	John Seath	Sarah Sweeney	Assignment of No. 783
8680	B&S	25 Mar 1097	Sarah Sweeney	Sarah Eliza Pedlar	All of W 18' Lot 10
10122	B&S	21 Feb 1911	Sarah Eliza Pedlar	The Pedlar People Ltd	E 53' Lot 10
18453	Grant	30 Jun 1921	Toronto Diocese Synod, Church Fathers of St. George's Church	The Pedlar People Ltd	W 18' Lot 10
18454	Transfer	13 Jul 1921	The Pedlar People Ltd	Corp. Town of Oshawa	All Lot 10, Block K, Plan H50004

Table 12: Summary of Property Ownership on Lot 11, Block K, Plan H50004 (LRO #40)

Instrument #	Instrument	Date	Grantor	Grantee	Comments
30100	Will	15 May 1846 (reg. 1867)	John McGregor		
3496	B&S	2 Jun 1873 (reg. 1881)	John B. Warren	A.N. Bethune (Bishop)	All Lot 11
3578	B&S	2 May 1855 (reg. 1882)	Donald McBrayne	John D. Leas	All Lot 11
3579	B&S	28 May 1855 (reg. 1882)	John D. Leas	Michael Quiqby	All Lot 11
3580	B&S	14 Jul 1857 (reg. 1882)	Michael Quigby	John B. Warren	All Lot 11
3581	Deed	8 July 1852 (reg. 1882)	W.B. Jarvis, Sherriff	Donald McBrayne	All Lot 11
18453	Grant	30 Jun 1921	Toronto Diocese Synod, Church Fathers of St. George's Church	The Pedlar People Ltd	All Lot 11
18454	Transfer	13 Jul 1921	The Pedlar People Ltd	Corp. Town of Oshawa	All Lot 11, Block K, Plan H50004

**Table 13: Summary of Property Ownership on Lot 12, Block K, Plan H50004
(LRO #40)**

Instrument #	Instrument	Date	Grantor	Grantee	Comments
30100	Will	15 May 1846	John McGregor		
4868	B&S	27 Feb 1889	Sarah Clarke	Rev. Isaac Middleton	All Lot 12, Block K, Plan H50004
4926	B&S	11 Jun 1889	Rev. Isaac Middleton	Synod of Diocese of Toronto	All Lot 12, Block K, Plan H50004
18453	Grant	30 Jun 1921	Toronto Diocese Synod, Church Fathers of St. George's Church	The Pedlar People Ltd	All Lot 12, Block K, Plan H50004
18454	Transfer	13 Jul 1921	The Pedlar People Ltd	Corp. Town of Oshawa	All Lot 12, Block K, Plan H50004

5.3 Context

- Memorial Park occupies an entire block located in the downtown core. The mature trees and green space associated with Memorial Park are in contrast to the surrounding urban context and predominantly built or paved environment present on all four-surrounding streets.
- As Cole notes “Its location within the context of several public buildings including the Oshawa Masonic temple, Oshawa City Hall, Oshawa Public Libraries, Oshawa Seniors Citizen Centre, Simcoe Street United Church, Canadian Automotive Museum and St. George’s Memorial Church. It is a nexus in the Oshawa community” (2016:12).
- Memorial Park is located between Simcoe Street South to the east and Center Street South to the west
 - Simcoe and Center Street are major arterial streets in downtown Oshawa following a north-south axis
 - Buildings along this section of Simcoe and Center Street have a variation in setback, height, and architectural style
 - This section of Simcoe and Center Street has wide paved sidewalks with occasional vegetation or landscaping.
 - To the east of Memorial Park is the Canadian Automotive Museum
 - This section of Simcoe Street is defined by low storey commercial properties
 - Includes bell-curved metal light posts sympathetic to the historic character of the area
- The south boundary of Memorial Park is defined by John Street East
 - This section of John Street East has wide paved sidewalk with limited vegetation. Structures vary in height, between three and eight storeys, and have a small setback from the road
- The north boundary of the subject property is defined by Metcalf Street East
 - This section includes the Oshawa’s Masonic Hall and the Oshawa Power and Utilities Corporation building
 - Street parking is found along both the north and south side of Metcalfe Street.
- The subject property is positioned within the commercial urban core of Oshawa.
 - Surrounded by structures with varied height (two-eight storeys) and mixed use including residential, institutional and commercial.

6.0 EVALUATION OF SIGNIFICANCE

Table 14: Evaluation of the Cultural Heritage Value or Interest of 110 Simcoe Street South in Accordance with O. Reg. 9/06

Description	Criteria Met (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	<p>Memorial Park (110 Simcoe Street South) has physical value as a representative example of urban public park built for the citizens of Oshawa. As its name indicated, Memorial Park contains several built features within the landscape which recognize and commemorate veterans and those have been impacted and/or have a connection to wartime. This is primarily expressed in the 1924 War Memorial/Cenotaph and the surrounding designed landscape. The construction of the memorial was championed by Dr. T.E. Kaiser, with a cenotaph design by noted English-Canadian sculptor Alfred Howell and constructed by Mr. McIntosh Bros of Toronto. The memorial is construction with stones collected from each battlefield with Canadian casualties during WWI (including Ypres, Vimy Ridge, St. Julien, Passchendaele, Arras, Rheims, Louvain and Mons), a piece or marble from Westminster Abbey, and a piece of the wartime residence of the Governor General of Canada.</p> <p>Memorial Park contains a representative example of a bandstand, known as the McLaughlin Bandshell, which is a prominent feature within the park. The uniquely shaped, shell-like designed structure was built in 1942 of wood and steel and paid for as a gift by philanthropist and prominent Oshawa industrialist Colonel R.S. McLaughlin.</p> <p>As a whole, Memorial Park has design of physical value as a designed cultural heritage landscape which displays design intent which is intended to facilitate the gathering of people and embodies and evokes commemoration and/or public celebration.</p>
The property has design value or physical value because it displays a high degree of craftsmanship or artistic value	No	Memorial Park (110 Simcoe Street South) is a well design and laid out park but does not display a high degree of craftsmanship or artistic value.
The property has design value or physical value because it displays a high degree of technical or scientific achievement	No	Memorial Park (110 Simcoe Street South) does not display a high degree of technical or scientific achievement.
The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	Yes	<p>Memorial Park (110 Simcoe Street South) has historical value due to its direct association with the Pedlar family and Pedlar People Ltd which played an important role in Oshawa's industrial history. The Pedlar family owned and operated Pedlar People Ltd on the site from 1872 to 1921. At one point in time, Pedlar People Ltd was the largest manufacturer of sheet metal in the British Empire, particularly know for their roofing material. Pedlar People Ltd played an important role in World War II through its manufacturing of shells and cartridge casings that were finished at a separate facility in Ajax before being shipped overseas They were a major industrial employer within the City of Oshawa until it closed in 1982.</p> <p>Memorial Park is associated with Oshawa philanthropist and industrialist Colonel R.S. McLaughlin. Colonel R.S. McLaughlin donated the \$18,000 needed to construct the Bandshell, which is named in his honour.</p>

Description	Criteria Met (Yes or No)	Value
		<p>Memorial Park is valued as a space to memorialize Oshawa residents who served in the Canadian Armed Forces during major conflicts. The War Memorial/Cenotaph includes the names of Oshawa residence who lost their lives during wartime. Additionally, there are commemorative murals depicting 130 years of the Ontario Regiment and a bronze statue presented by the Canadian Corp Association and located throughout the park which also reflect this historical association.</p>
<p>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</p>	<p>No</p>	<p>Memorial Park (110 Simcoe Street South) does not clearly yield or have the potential to yield information that contributes to the understanding of a community or culture.</p>
<p>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</p>	<p>Yes</p>	<p>Memorial Park (110 Simcoe Street South) has associative value because it demonstrates the work of English born sculptor Alfred Howell, who designed the War Memorial/ Cenotaph in 1924. Alfred Howell is well known for his powerful and evocative war memorials, some of which are also located in Sault Ste. Marie and Guelph in Ontario, and Saint John, New Brunswick. He was a founding member of the Sculptor’s Society of Canada and has works that can be seen in the National Gallery in Ottawa.</p> <p>The series of murals commemorating 130 years of the Ontario Regiment contain accurately and artistically depict details of Canadian military decorations were completed by John Hood in 1996. John Hood is an accomplished and award-winning Toronto artist who has been the recipient of several awards, including the Queen Elizabeth II Diamond Jubilee Metal for his body of mural work in Ontario.</p> <p>A second mural completed by David Yeatman depicting “Northern Dancer and Windfield farms” is located on the rear of the Bandshell. While Yeatman has completed a large body murals in prominent cities, he does not appear to have been a significant to the artistic community.</p>
<p>The property has contextual value because it is important in defining, maintaining or supporting the character of an area</p>	<p>Yes</p>	<p>Memorial Park (110 Simcoe Street South) has contextual value because it is important in defining the character of the area. The large park represents a green space in the City of Oshawa urban core. The park has been used as a public place of gathering for almost 100 years and is home to several cultural and social events and performances including Oshawa’s Remembrance Day ceremonies, Metis Festivals, Summer Concert Series, and many others.</p>
<p>The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings</p>	<p>No</p>	<p>Memorial Park is not physically, functionally, visually or historically linked to its surroundings. Previous historical uses on the property are better understood through historical or associative values.</p>
<p>The property has contextual value because it is a landmark</p>	<p>Yes</p>	<p>Memorial Park (110 Simcoe Street South) is prominently situated in between Simcoe and Center Streets, major streets in Oshawa. The park’s large, open and accessible footprint in the predominantly commercial core of downtown Oshawa combined with frontage on major streets and its use as a park for over 100 years is memorable and easily discernible for the public and establish the park as a landmark.</p>

7.0 HERITAGE ATTRIBUTES

An examination of the relationship between the heritage attributes and the cultural heritage value or interest outlined in Table 15 assisted with the development of the list of heritage attributes.

Table 15: Relationship of Heritage Attributes to Cultural Heritage Values

Cultural Heritage Value or Interest	Heritage Attribute
<p>Memorial Park (110 Simcoe Street South) has physical value as a representative example of urban public park built for the citizens of Oshawa. As its name indicated, Memorial Park contains several built features within the landscape which recognize and commemorate veterans and those have been impacted and/or have a connection to wartime. This is primarily expressed in the 1924 War Memorial/Cenotaph and the surrounding designed landscape. The construction of the memorial was championed by Dr. T.E. Kaiser, with a cenotaph design by noted English-Canadian sculptor Alfred Howell and constructed by Mr. McIntosh Bros of Toronto. The memorial is construction with stones collected from each battlefield with Canadian casualties during WWI (including Ypres, Vimy Ridge, St. Julien, Passchendaele, Arras, Rheims, Louvain and Mons), a piece or marble from Westminster Abbey, and a piece of the wartime residence of the Governor General of Canada.</p> <p>Memorial Park contains a representative example of a bandstand, known as the McLaughlin Bandshell, which is a prominent feature within the park. The uniquely shaped, shell-like designed structure was built in 1942 of wood and steel and paid for as a gift by philanthropist and prominent Oshawa industrialist Colonel R.S. McLaughlin.</p> <p>As a whole, Memorial Park has design of physical value as a designed cultural heritage landscape which displays design intent which is intended to facilitate the gathering of people and embodies and evokes commemoration and/or public celebration.</p>	<ul style="list-style-type: none"> • The entire 2.93-acre rectangular property known as Memorial Park • The McLaughlin Bandshell including elaborate details and the six-arch band roof which together form a shell-like design. • The four full size murals commemorating Oshawa's Ontario Regiment • The War Memorial/Cenotaph with its curved stone monument topped by bronze statue, with embedded stones of various colours and significant fragments from all over the world and bronze tablets inscribed with names of fallen soldiers. • The raised stone garden surrounding the War Memorial/Cenotaph with inscribe stone which reads "The Garden of Unforgotten" • The organized design of low stone walls surrounding the War Memorial/Cenotaph and found throughout landscape. • The unobstructed view of the War Memorial/Cenotaph from Simcoe Street South • The designed circulation patterns and pathways which create defined spaces of various shapes and sizes • The park-like setting, meandering pathways, and mature tree canopy.
<p>Memorial Park (110 Simcoe Street South) has historical value due to its direct association with the Pedlar family and Pedlar People Ltd which played an important role in Oshawa's industrial history. The Pedlar family owned and operated Pedlar People Ltd on the site from 1872 to 1921. At one point in time, Pedlar People Ltd was the largest manufacturer of sheet metal in the British Empire, particularly know for their roofing material. Pedlar People Ltd played an important role in World War II through its manufacturing of shells and cartridge casings that were finished at a separate facility in Ajax before being shipped overseas They were a major industrial employer within the City of Oshawa until it closed in 1982.</p> <p>Memorial Park is associated with Oshawa philanthropist and industrialist Colonel R.S. McLaughlin. Colonel R.S. McLaughlin donated the \$18,000 needed to construct the Bandshell, which is named in his honour.</p>	<ul style="list-style-type: none"> • The location within Oshawa's urban core • The McLaughlin Bandshell including elaborate details and the six-arch band roof which together form a shell-like design . • Various sculptures and commemorative stone markers found throughout the entire park. Specifically: <ul style="list-style-type: none"> • Four full size murals commemorating Oshawa's Ontario Regiment 130 years of service by acclaimed Canadian painter John Hood. • Stone monument with bronze sculpture of a WWI soldier, acquired from the Canadian Corps • Monolithic stone monument commemorating St. Georges Memorial Church. • The War Memorial/Cenotaph with its curved stone monument topped by bronze statue, with embedded stones of various colours and significant fragments from all over the world and

Cultural Heritage Value or Interest	Heritage Attribute
<p>Memorial Park is valued as a space to memorialize Oshawa residents who served in the Canadian Armed Forces during major conflicts. The War Memorial/Cenotaph includes the names of Oshawa residence who lost their lives during wartime. Additionally, there are commemorative murals depicting 130 years of the Ontario Regiment and a bronze statue presented by the Canadian Corp Association and located throughout the park which also reflect this historical association.</p>	<p>bronze tablets inscribed with names of fallen soldier.</p> <ul style="list-style-type: none"> The raised stone garden surrounding the War Memorial/Cenotaph with inscribed stone which reads "The Garden of Unforgotten".
<p>Memorial Park (110 Simcoe Street South) has associative value because it demonstrates the work of English born sculptor Alfred Howell, who designed the War Memorial/ Cenotaph in 1924. Alfred Howell is well known for his powerful and evocative war memorials, some of which are also located in Sault Ste. Marie and Guelph in Ontario, and Saint John, New Brunswick. He was a founding member of the Sculptor's Society of Canada and has works that can be seen in the National Gallery in Ottawa.</p> <p>The series of murals commemorating 130 years of the Ontario Regiment contain accurately and artistically depict details of Canadian military decorations were completed by John Hood in 1996. John Hood is an accomplished and award-winning Toronto artist who has been the recipient of several awards, including the Queen Elizabeth II Diamond Jubilee Metal for his body of mural work in Ontario.</p>	<ul style="list-style-type: none"> The War Memorial/Cenotaph with its curved stone monument topped by bronze statue, with embedded stones of various colours and significant fragments from all over the world and bronze tablets inscribed with names of fallen soldier. Four full size murals commemorating Oshawa's Ontario Regiment 130 years of service by acclaimed Canadian painter John Hood
<p>Memorial Park (110 Simcoe Street South) has contextual value because it is important in defining the character of the area. The large park represents a green space in the City of Oshawa urban core. The park has been used as a public place of gathering for almost 100 years and is home to several cultural and social events and performances including Oshawa's Remembrance Day ceremonies, Metis Festivals, Summer Concert Series, and many others.</p>	<ul style="list-style-type: none"> The entire 2.93-acre rectangular property known as Memorial Park The Mclaughlin Bandshell including elaborate details and the six-arch band roof which together form a shell-like design. The four full size murals commemorating Oshawa's Ontario Regiment The War Memorial/Cenotaph with its curved stone monument topped by bronze statue, with embedded stones of various colours and significant fragments from all over the world and bronze tablets inscribed with names of fallen soldiers. The raised stone garden surrounding the War Memorial/Cenotaph with inscribe stone which reads "The Garden of Unforgotten" The organized design of low stone walls surrounding the War Memorial/Cenotaph and found throughout landscape. The unobstructed view of the War Memorial/ Cenotaph from Simcoe Street South The designed circulation patterns and pathways which create defined spaces of various shapes and sizes The park-like setting, meandering pathways, and mature tree canopy.
<p>Memorial Park (110 Simcoe Street South) is prominently situated in between Simcoe and Center Streets, major streets in Oshawa. The park's large, open and accessible footprint in the predominantly commercial core of downtown Oshawa combined with frontage on major</p>	<ul style="list-style-type: none"> The entire 2.93-acre rectangular property known as Memorial Park The Mclaughlin Bandshell including elaborate details and the six-arch band roof which together form a shell-like design.

Cultural Heritage Value or Interest	Heritage Attribute
streets and its use as a park for over 100 years is memorable and easily discernible for the public and establish the park as a landmark.	<ul style="list-style-type: none"> • The four full size murals commemorating Oshawa's Ontario Regiment • The War Memorial/Cenotaph with its curved stone monument topped by bronze statue, with embedded stones of various colours and significant fragments from all over the world and bronze tablets inscribed with names of fallen soldiers. • The raised stone garden surrounding the War Memorial/Cenotaph with inscribe stone which reads "The Garden of Unforgotten" • The organized design of low stone walls surrounding the War Memorial/Cenotaph and found throughout landscape. • The unobstructed view of the War Memorial/Cenotaph from Simcoe Street South • The designed circulation patterns and pathways which create defined spaces of various shapes and sizes • The park-like setting, meandering pathways, and mature tree canopy.

8.0 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Introduction and Description of Property

110 Simcoe Street South, known as Memorial Park, is in the downtown core of the Oshawa near Center Street. The subject property is comprised of flat open space with various built public features and landscaped elements, unveiled in 1924.

Statement of Cultural Heritage Value or Interest

Memorial Park (110 Simcoe Street South) has physical value as a representative example of urban public park built for the citizens of Oshawa. As its name indicated, Memorial Park contains several built features within the landscape which recognize and commemorate veterans and those have been impacted and/or have a connection to wartime. This is primarily expressed in the 1924 War Memorial/Cenotaph and the surrounding designed landscape. The construction of the memorial was championed by Dr. T.E. Kaiser, with a cenotaph design by noted English-Canadian sculptor Alfred Howell and constructed by Mr. McIntosh Bros of Toronto. The memorial is construction with stones collected from each battlefield with Canadian casualties during WWI (including Ypres, Vimy Ridge, St. Julien, Passchendaele, Arras, Rheims, Louvain and Mons), a piece or marble from Westminster Abbey, and a piece of the wartime residence of the Governor General of Canada.

Memorial Park contains a representative example of a bandstand, known as the McLaughlin Bandshell, which is a prominent feature within the park. The uniquely shaped, shell-like designed structure was built in 1942 of wood and steel and paid for as a gift by philanthropist and prominent Oshawa industrialist Colonel R.S. McLaughlin.

As a whole, Memorial Park has design of physical value as a designed cultural heritage landscape which displays design intent which is intended to facilitate the gathering of people and embodies and evokes commemoration and/or public celebration.

Memorial Park (110 Simcoe Street South) has historical value due to its direct association with the Pedlar family and Pedlar People Ltd which played an important role in Oshawa's industrial history. The Pedlar family owned and operated Pedlar People Ltd on the site from 1872 to 1921. At one point in time, Pedlar People Ltd was the largest manufacturer of sheet metal in the British Empire, particularly known for their roofing material. Pedlar People Ltd played an important role in World War II through its manufacturing of shells and cartridge casings that were finished at a separate facility in Ajax before being shipped overseas. They were a major industrial employer within the City of Oshawa until it closed in 1982.

Memorial Park is associated with Oshawa philanthropist and industrialist Colonel R.S. McLaughlin. Colonel R.S. McLaughlin donated the \$18,000 needed to construct the Bandshell, which is named in his honour.

Memorial Park is valued as a space to memorialize Oshawa residents who served in the Canadian Armed Forces during major conflicts. The War Memorial/Cenotaph includes the names of Oshawa residents who lost their lives during wartime. Additionally, there are commemorative murals depicting 130 years of the Ontario Regiment and a bronze statue presented by the Canadian Corp Association and located throughout the park which also reflect this historical association.

Memorial Park (110 Simcoe Street South) has associative value because it demonstrates the work of English born sculptor Alfred Howell, who designed the War Memorial/Cenotaph in 1924. Alfred Howell is well known for his powerful and evocative war memorials, some of which are also located in Sault Ste. Marie and Guelph in Ontario, and Saint John, New Brunswick. He was a founding member of the Sculptor's Society of Canada and has works that can be seen in the National Gallery in Ottawa.

The series of murals commemorating 130 years of the Ontario Regiment contain accurately and artistically depict details of Canadian military decorations were completed by John Hood in 1996. John Hood is an accomplished and award-winning Toronto artist who has been the recipient of several awards, including the Queen Elizabeth II Diamond Jubilee Medal for his body of mural work in Ontario.

Memorial Park (110 Simcoe Street South) has contextual value because it is important in defining the character of the area. The large park represents a green space in the City of Oshawa urban core. The park has been used as a public place of gathering for almost 100 years and is home to several cultural and social events and performances including Oshawa's Remembrance Day ceremonies, Metis Festivals, Summer Concert Series, and many others.

Memorial Park (110 Simcoe Street South) is prominently situated in between Simcoe and Center Streets, major streets in Oshawa. The park's large, open and accessible footprint in the predominantly commercial core of downtown Oshawa combined with frontage on major streets and its use as a park for over 100 years is memorable and easily discernible for the public and establish the park as a landmark.

Cultural Heritage Attributes

Memorial Park (110 Simcoe Street South) has physical value as a representative example of urban public park built for the citizens of Oshawa. As its name indicated, Memorial Park contains several built features within the landscape which recognize and commemorate veterans and those have been impacted and/or have a connection to wartime. This is primarily expressed in the 1924 War Memorial/Cenotaph and the surrounding designed landscape. The construction of the memorial was championed by Dr. T.E. Kaiser, with a cenotaph design by noted English-Canadian sculptor Alfred Howell and constructed by Mr. McIntosh Bros of Toronto. The memorial is construction with stones collected from each battlefield with Canadian casualties during WWI (including Ypres, Vimy Ridge, St. Julien, Passchendaele, Arras, Rheims, Louvain and Mons), a piece or marble from Westminster Abbey, and a piece of the wartime residence of the Governor General of Canada. **Memorial Park contains a representative example of a bandstand, known as the McLaughlin Bandshell, which is a prominent feature within the park.** The uniquely shaped, shell-like designed structure was built in 1942 of wood and steel and paid for as a gift by philanthropist and prominent Oshawa industrialist Colonel R.S. McLaughlin. **As a whole, Memorial Park has design of physical value as a designed cultural heritage landscape which displays design intent which is intended to facilitate the gathering of people and embodies and evokes commemoration and/or public celebration.**

The property contains the following heritage attribute that reflect these values:

- The entire 2.93-acre rectangular property known as Memorial Park
- The McLaughlin Bandshell including elaborate details and the six-arch band roof which together form a shell-like design.
- The four full size murals commemorating Oshawa's Ontario Regiment
- The War Memorial/Cenotaph with its curved stone monument topped by bronze statue, with embedded stones of various colours and significant fragments from all over the world and bronze tablets inscribed with names of fallen soldiers.
- The raised stone garden surrounding the War Memorial/Cenotaph with inscribe stone which reads "The Garden of Unforgotten"
- The organized design of low stone walls surrounding the War Memorial/Cenotaph and found throughout landscape.
- The unobstructed view of the War Memorial/ Cenotaph from Simcoe Street South
- The designed circulation patterns and pathways which create defined spaces of various shapes and sizes
- The park-like setting, meandering pathways, and mature tree canopy

Memorial Park (110 Simcoe Street South) has historical value due to its direct association with the Pedlar family and Pedlar People Ltd which played an important role in Oshawa's industrial history. The Pedlar family owned and operated Pedlar People Ltd on the site from 1872 to 1921. At one point in time, Pedlar People Ltd was the largest manufacturer of sheet metal in the British Empire, particularly know for their roofing material. Pedlar People Ltd played an important role in World War II through its manufacturing of shells and cartridge casings that were finished at a separate facility in Ajax before being shipped overseas They were a major industrial employer within the City of Oshawa until it closed in 1982. **Memorial Park is associated with Oshawa philanthropist and industrialist Colonel R.S. McLaughlin.** Colonel R.S. McLaughlin donated the \$18,000 needed to construct the Bandshell, which is named in his honour. **Memorial Park is valued as a space to memorialize Oshawa residents who served in the Canadian Armed Forces during major conflicts.** The War Memorial/Cenotaph includes the names of Oshawa residence who lost their lives during wartime. Additionally, there are commemorative

murals depicting 130 years of the Ontario Regiment and a bronze statue presented by the Canadian Corp Association and located throughout the park which also reflect this historical association.

The property contains the following heritage attribute that reflect these values:

- The location within Oshawa's urban core
- The Mclaughlin Bandshell including elaborate details and the six-arch band roof which together form a shell-like design .
- Various sculptures and commemorative stone markers found throughout the entire park. Specifically:
- Four full size murals commemorating Oshawa's Ontario Regiment 130 years of service by acclaimed Canadian painter John Hood.
- Stone monument with bronze sculpture of a WWI soldier, acquired from the Canadian Corps
- Monolithic stone monument commemorating St. Georges Memorial Church.
- The War Memorial/Cenotaph with its curved stone monument topped by bronze statue, with embedded stones of various colours and significant fragments from all over the world and bronze tablets inscribed with names of fallen soldier.
- The raised stone garden surrounding the War Memorial/Cenotaph with inscribed stone which reads "The Garden of Unforgotten".

Memorial Park (110 Simcoe Street South) has associative value because it demonstrates the work of English born sculptor Alfred Howell, who designed the War Memorial/ Cenotaph in 1924. Alfred Howell is well known for his powerful and evocative war memorials, some of which are also located in Sault Ste. Marie and Guelph in Ontario, and Saint John, New Brunswick. He was a founding member of the Sculptor's Society of Canada and has works that can be seen in the National Gallery in Ottawa. **The series of murals commemorating 130 years of the Ontario Regiment contain accurately and artistically depict details of Canadian military decorations were completed by John Hood in 1996.** John Hood is an accomplished and award-winning Toronto artist who has been the recipient of several awards, including the Queen Elizabeth II Diamond Jubilee Metal for his body of mural work in Ontario:

The property contains the following heritage attribute that reflect these values:

- The War Memorial/Cenotaph with its curved stone monument topped by bronze statue, with embedded stones of various colours and significant fragments from all over the world and bronze tablets inscribed with names of fallen soldier.
- Four full size murals commemorating Oshawa's Ontario Regiment 130 years of service by acclaimed Canadian painter John Hood.

Memorial Park (110 Simcoe Street South) has contextual value because it is important in defining the character of the area. The large park represents a green space in the City of Oshawa urban core. The park has been used as a public place of gathering for almost 100 years and is home to several cultural and social events and performances including Oshawa's Remembrance Day ceremonies, Metis Festivals, Summer Concert Series, and many others.

The property contains the following heritage attribute that reflect these values:

- The entire 2.93-acre rectangular property known as Memorial Park
- The Mclaughlin Bandshell including elaborate details and the six-arch band roof which together form a shell-like design.
- The four full size murals commemorating Oshawa's Ontario Regiment

- The War Memorial/Cenotaph with its curved stone monument topped by bronze statue, with embedded stones of various colours and significant fragments from all over the world and bronze tablets inscribed with names of fallen soldiers.
- The raised stone garden surrounding the War Memorial/Cenotaph with inscribe stone which reads “The Garden of Unforgotten”
- The organized design of low stone walls surrounding the War Memorial/Cenoptaph and found throughout landscape.
- The unobstructed view of the War Memorial/ Cenotaph from Simcoe Street South
- The designed circulation patterns and pathways which create defined spaces of various shapes and sizes
- The park-like setting, meandering pathways, and mature tree canopy

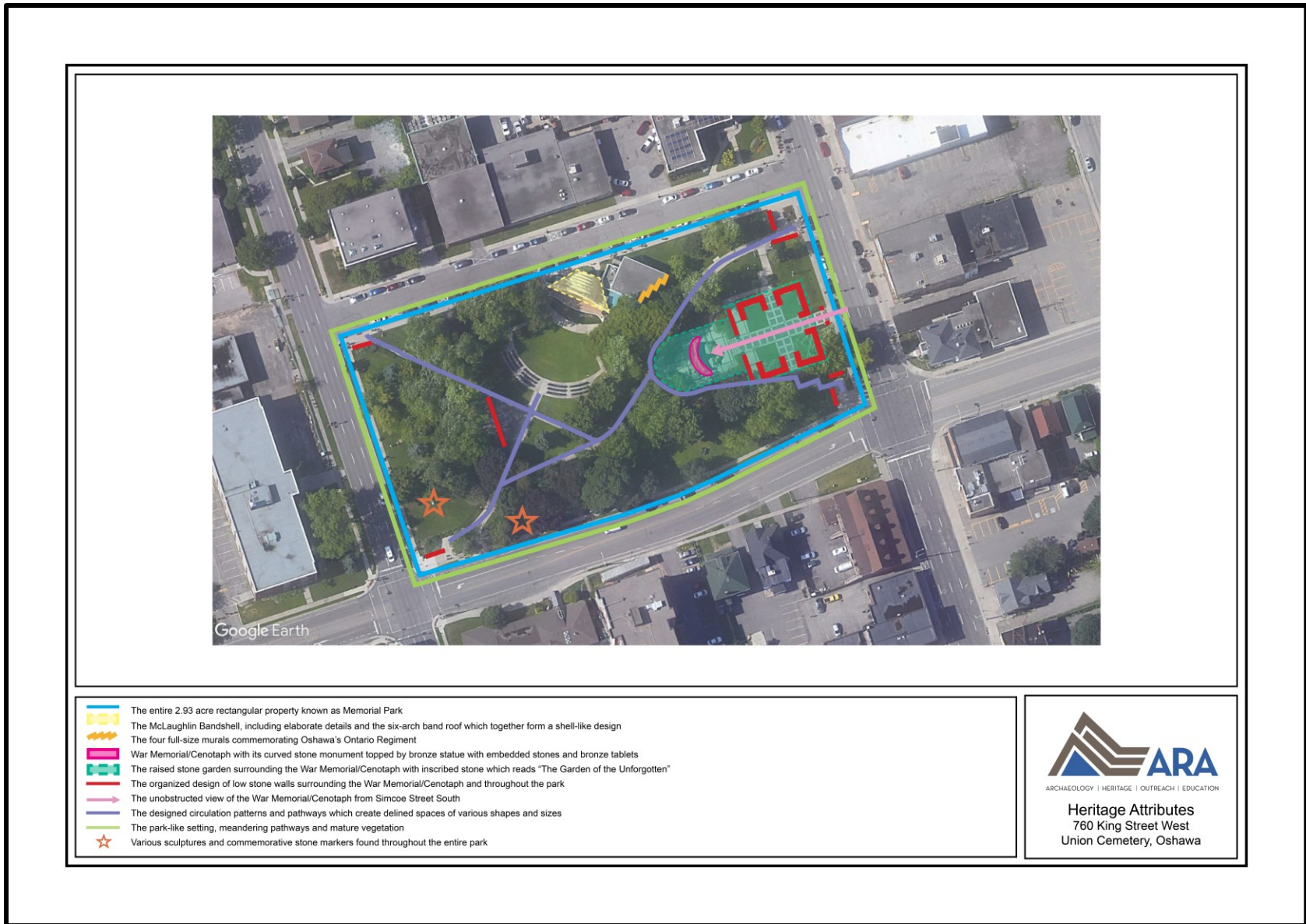
Memorial Park (110 Simcoe Street South) is prominently situated in between Simcoe and Center Streets, major streets in Oshawa. The park’s large, open and accessible footprint in the predominantly commercial core of downtown Oshawa combined with frontage on major streets and its use as a park for over 100 years is memorable and easily discernible for the public and establish the park as a landmark.

The property contains the following heritage attribute that reflect this value:

- The entire 2.93-acre rectangular property known as Memorial Park
- The Mclaughlin Bandshell including elaborate details and the six-arch band roof which together form a shell-like design.
- The four full size murals commemorating Oshawa’s Ontario Regiment
- The War Memorial/Cenotaph with its curved stone monument topped by bronze statue, with embedded stones of various colours and significant fragments from all over the world and bronze tablets inscribed with names of fallen soldiers.
- The raised stone garden surrounding the War Memorial/Cenotaph with inscribe stone which reads “The Garden of Unforgotten”
- The organized design of low stone walls surrounding the War Memorial/Cenoptaph and found throughout landscape.
- The unobstructed view of the War Memorial/ Cenotaph from Simcoe Street South
- The designed circulation patterns and pathways which create defined spaces of various shapes and sizes
- The park-like setting, meandering pathways, and mature tree canopy

9.0 MAP OF HERITAGE ATTRIBUTES

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



Map 2: Elevation View Map of Heritage Attributes of 110 Simcoe Street South

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. 110 Simcoe Street South meets five 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.

11.0 BIBLIOGRAPHY AND SOURCES

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Appendix A: Photographs



Map 3: Photo Locations at 110 Simcoe Street South
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri)



**Image 1: The McLaughlin Bandshell at 110 Simcoe Street South
(Photo taken June 29, 2023; Facing East)**



**Image 2: West Elevation of the McLaughlin Bandshell
(Photo taken June 29, 2023; Facing Southeast)**



**Image 3: View of Gathering Space and Fountain in front of the McLaughlin Bandshell
(Photo taken June 29 2023; Facing Southwest)**



**Image 4: View of Main Pathway Going East to West
(Photo taken June 29, 2023; Facing Southwest)**

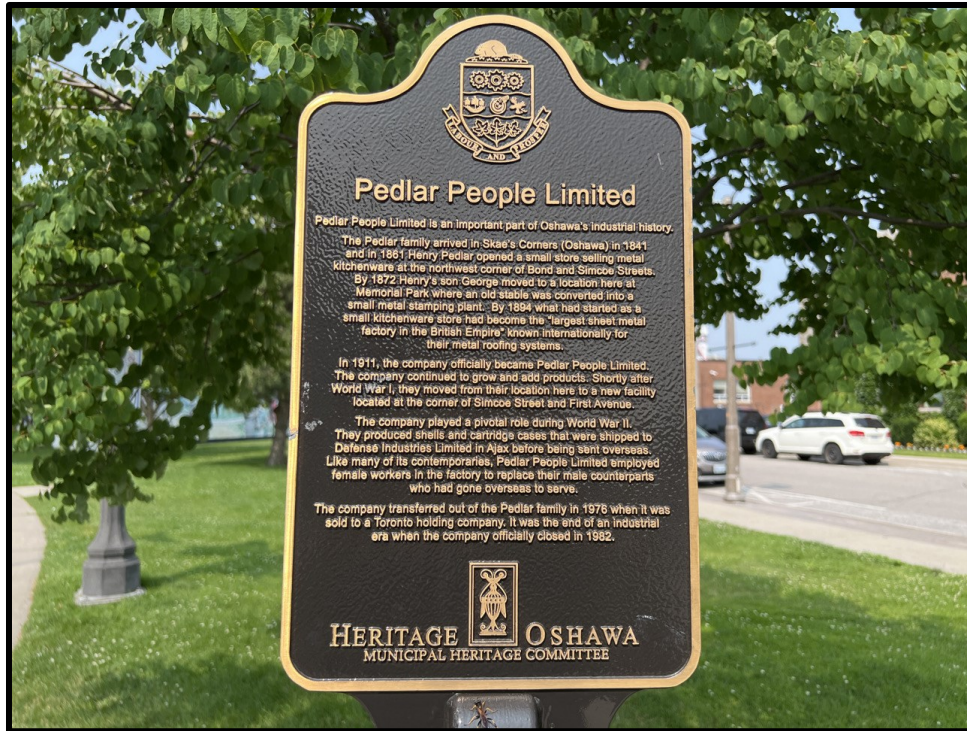


Image 5: Pedlar People Limited Plaque at 110 Simcoe Street South (Photo taken on June 29, 2023; Facing West)



Image 6: Front of Cenotaph at 110 Simcoe Street South (Photo taken June 29, 2023, Facing West)



**Image 7: Rear Elevation of Cenotaph at 110 Simcoe Street South
(Photo taken June 29, 2023; Facing East)**



**Image 8: View of Garden in front of Cenotaph at 110 Simcoe Street South
(Photo taken on June 29, 2023; Facing East)**



**Image 9: View of Garden Detail at 110 Simcoe Street South
(Photo taken June 29, 2023; Facing East)**



**Image 10: View of Winding Pathways Through 110 Simcoe Street South
(Photo taken on June 29, 2023; Facing Southwest)**



**Image 11 Commemorative Stone of St. Georges Church at 110 Simcoe Street South
(Photo taken on June 29, 2023; Facing East)**



**Image 12 North-East Corner of 110 Simcoe Street South
(Photo taken on June 29, 2023; Facing Southwest)**



**Image 13 View of Streetscape along Simcoe Street South
(Photo taken on June 29, 2023; Facing North)**

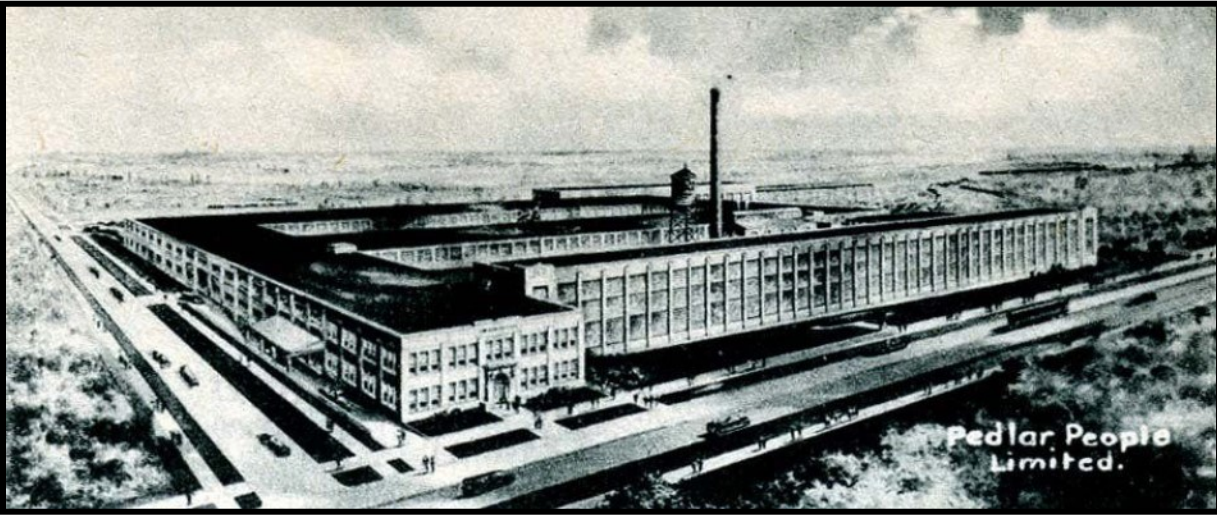


**Image 14 View of Adjacent Heritage Resource - 71 Simcoe Street South
(Photo taken on June 29, 2023; Facing Northeast)**



**Image 15 View from Southwest Corner going West along Jhon Street West
(Photo taken on June 29, 2023; Facing West)**

Appendix B: Historic Photos



**Figure 1: The Pedlar People Limited Factory, c. 1920
(OPLHC 2023a)**



**Figure 2: Office of The Pedlar People Limited, no date
(Oshawa Museum Digital Collections 2023a)**



**Figure 3: St. George's Anglican Church, Oshawa, c. 1900s
(OPLHC 2023b)**



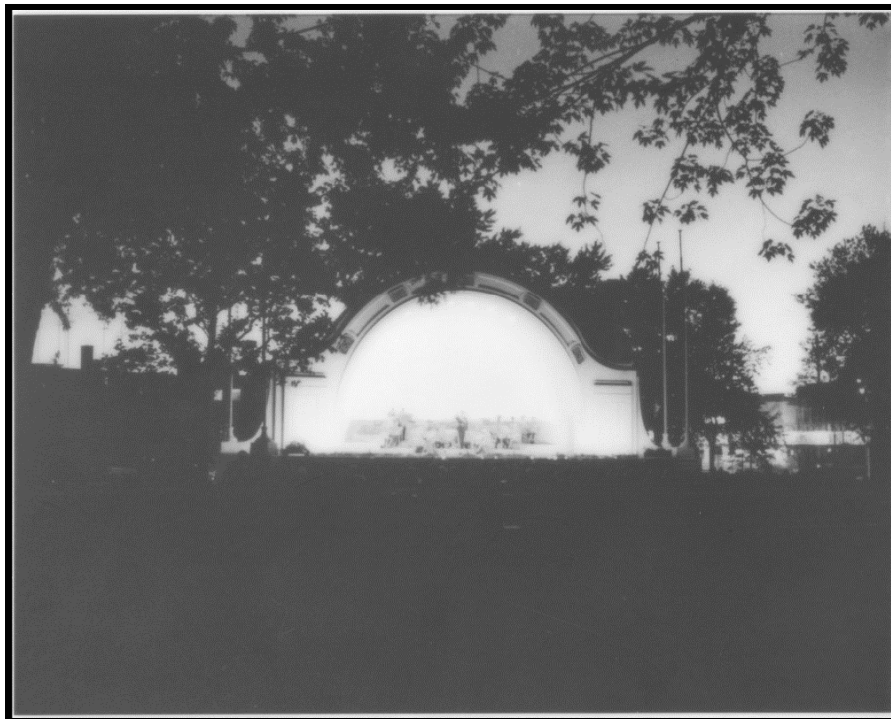
**Figure 4: Memorial Park Cenotaph and Memorial, 1941
(OPLHC 2023c)**



**Figure 5: Cenotaph in Memorial Park, c. 1960
(Oshawa Museum Digital Collections 2023b)**

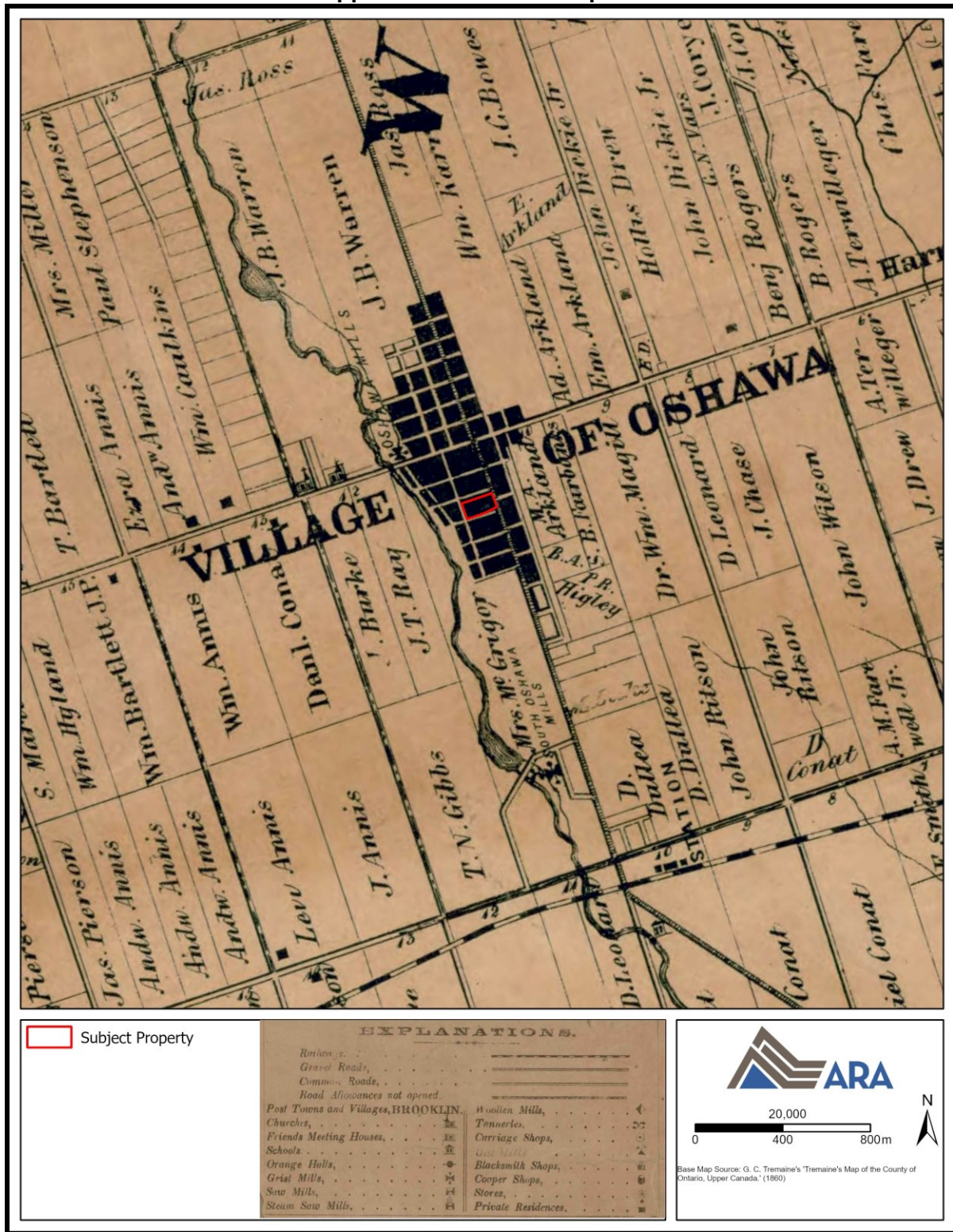


**Figure 6: Cenotaph at Night, c. 1973
(Oshawa Museum Digital Collections 2023c)**

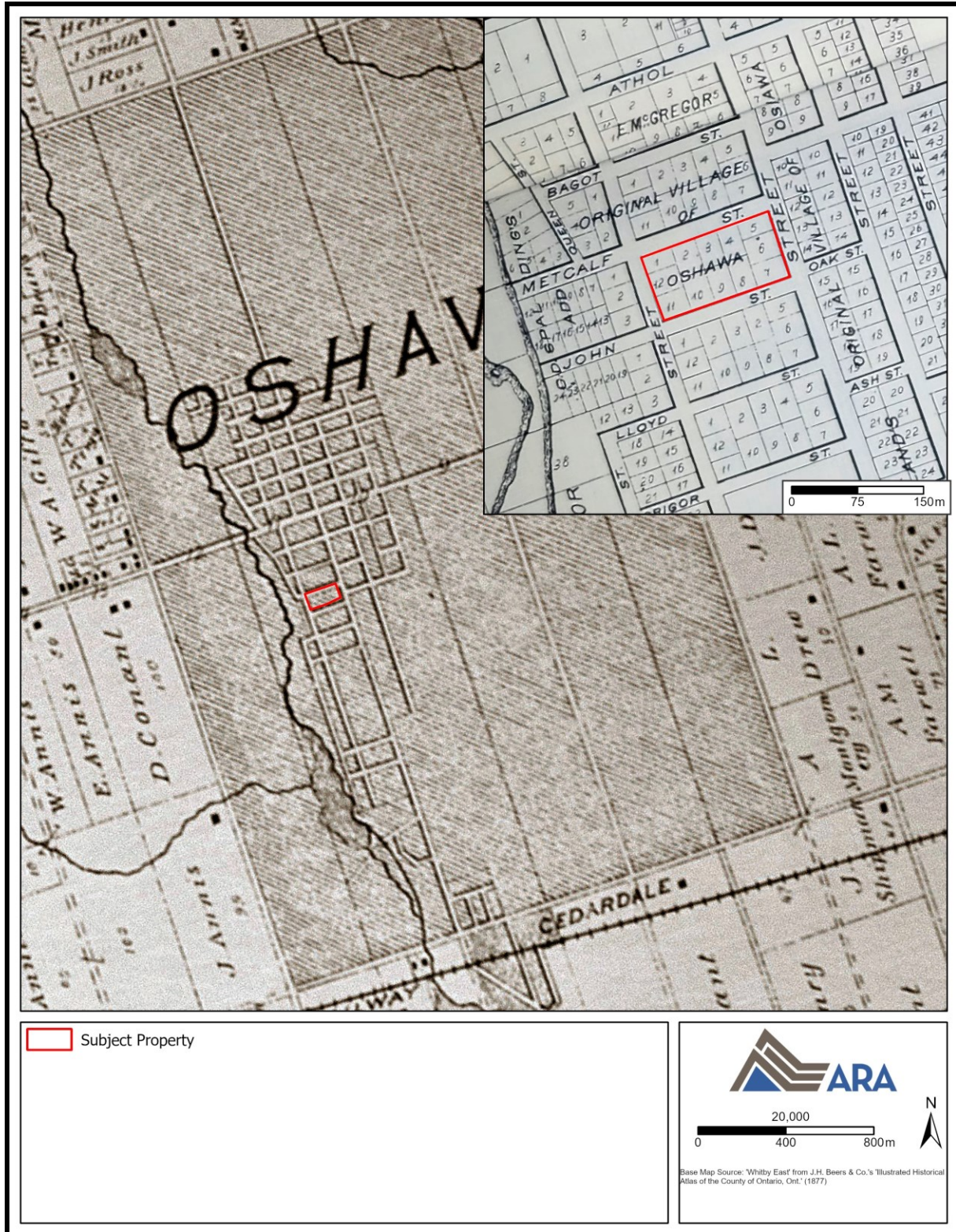


**Figure 7: Front View of the McLaughlin Band Shell, no date
(OPLHC 2023d)**

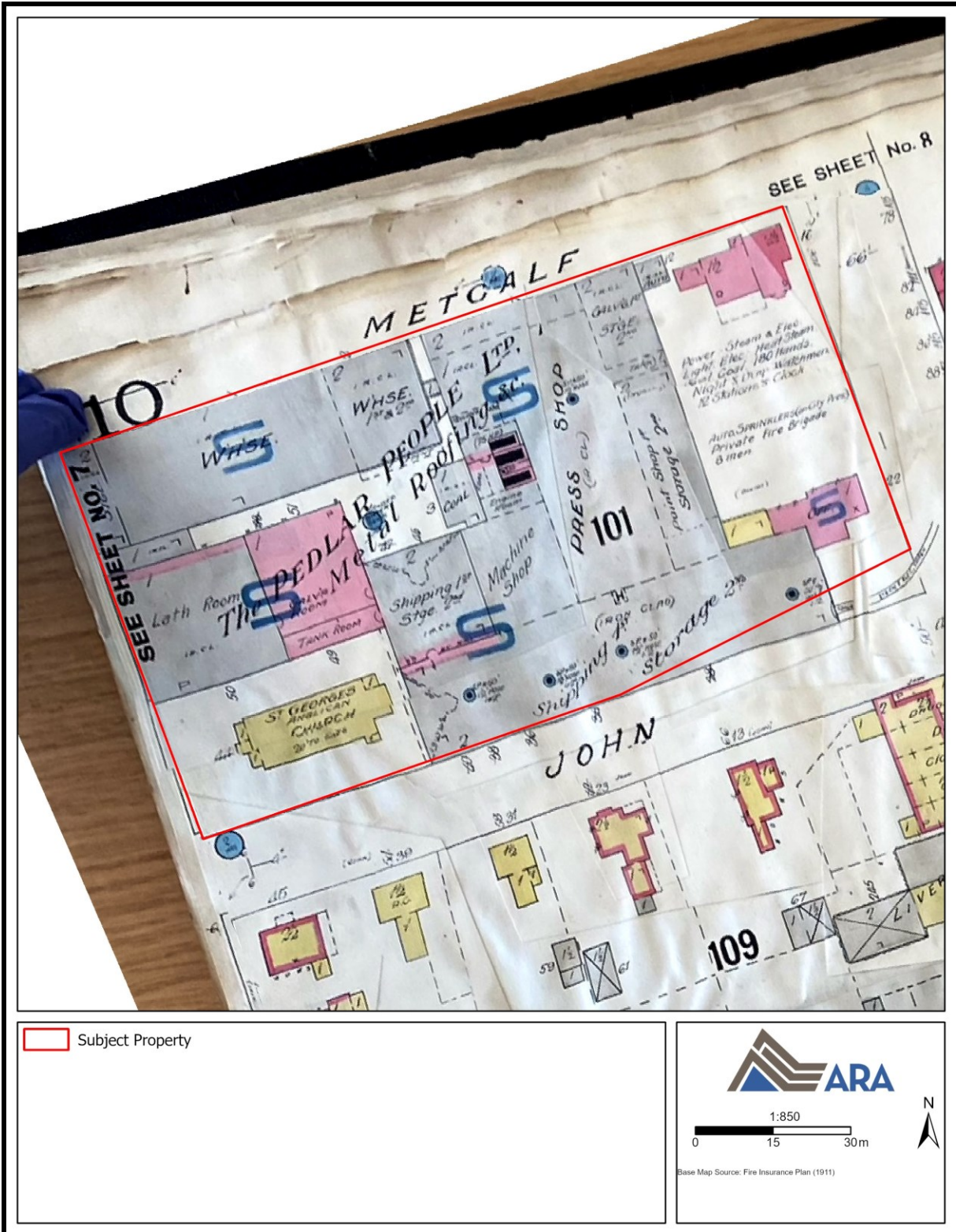
Appendix C: Historic Maps



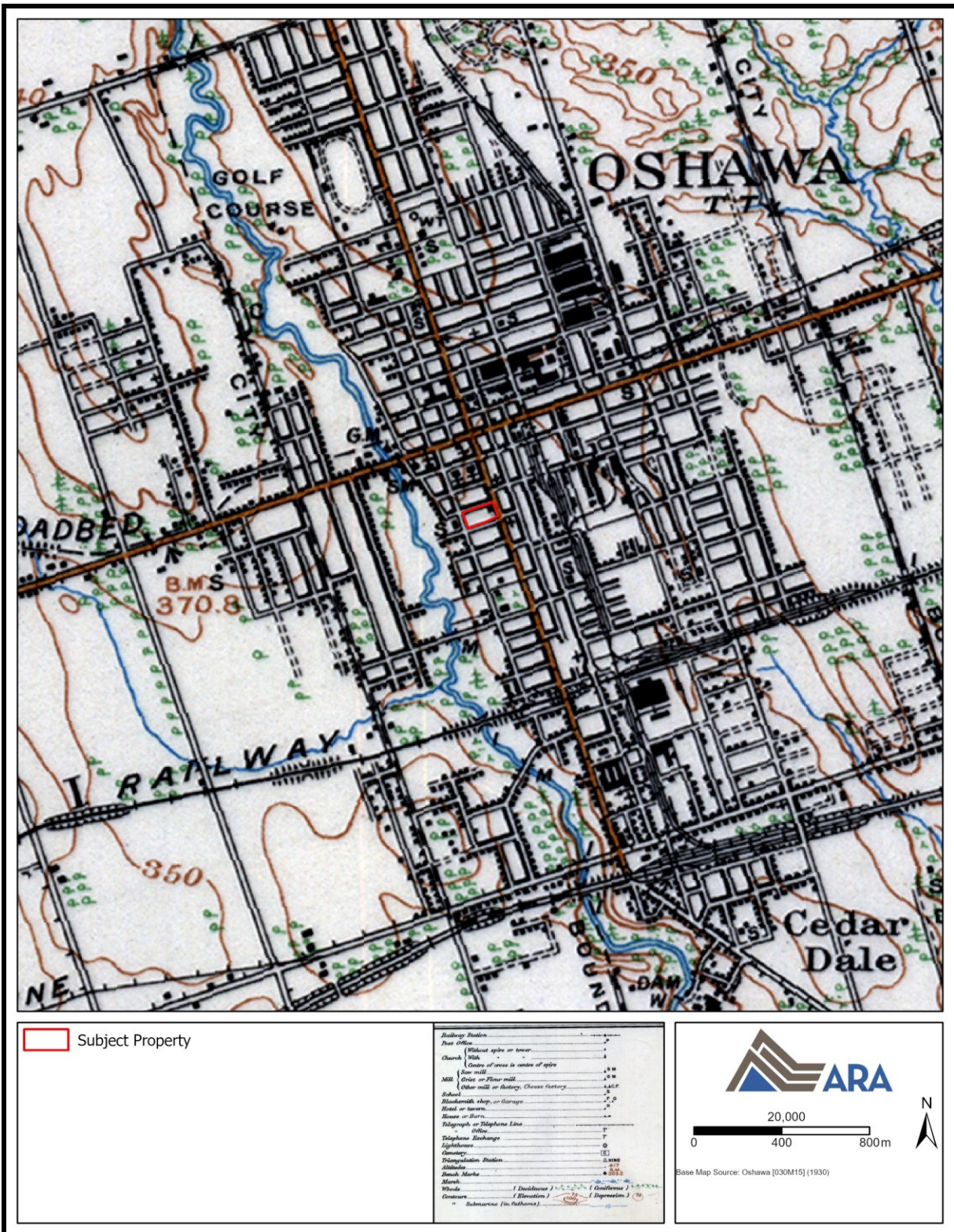
Map 4: Subject Property shown on an 1860 Historic Map
 (Produced under licence using ArcGIS® software by Esri, © Esri; OHCMP 2018)



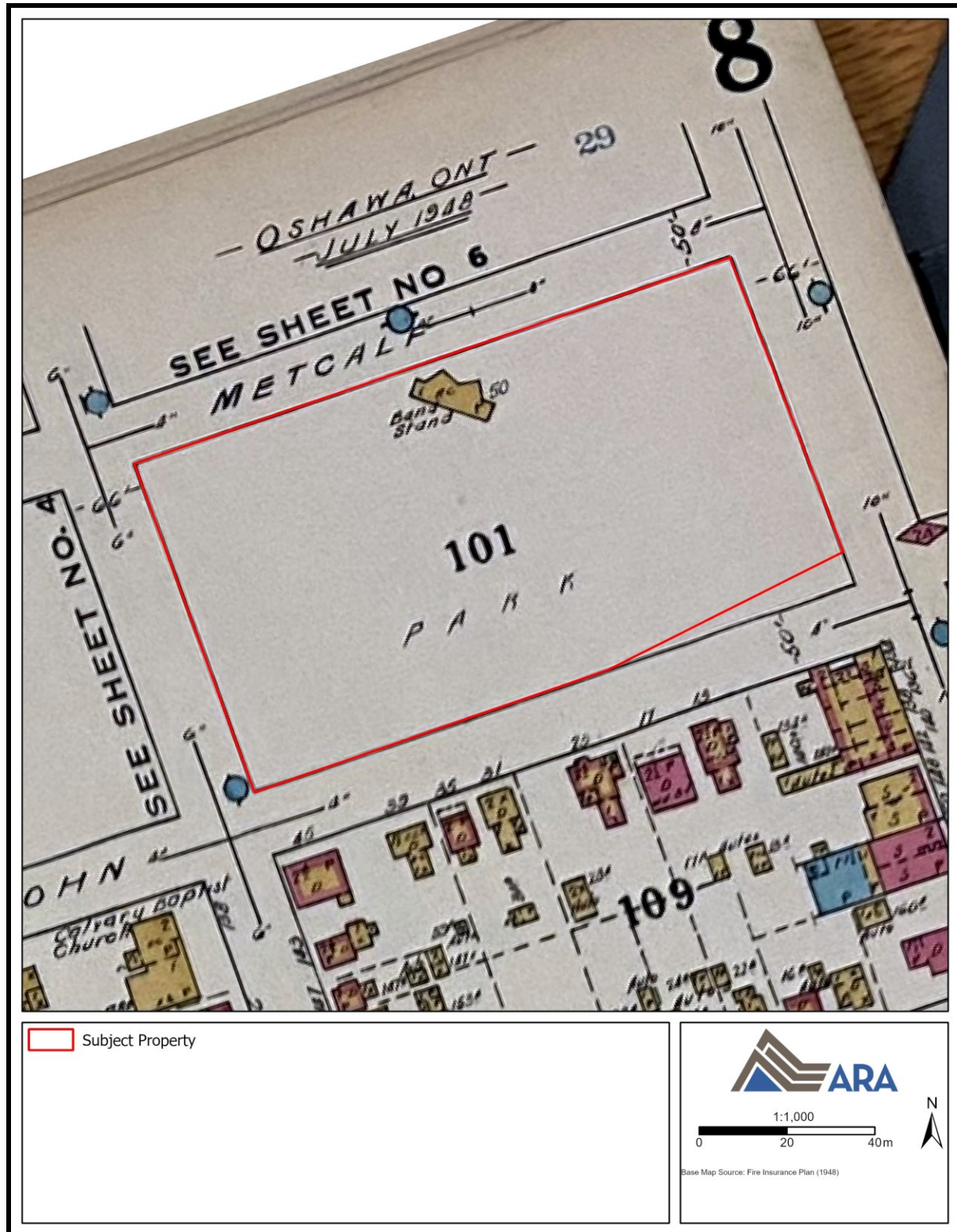
Map 5: Subject Property shown on an 1877 Historic Map
Produced under licence using ArcGIS® software by Esri, © Esri; McGill University 2001)



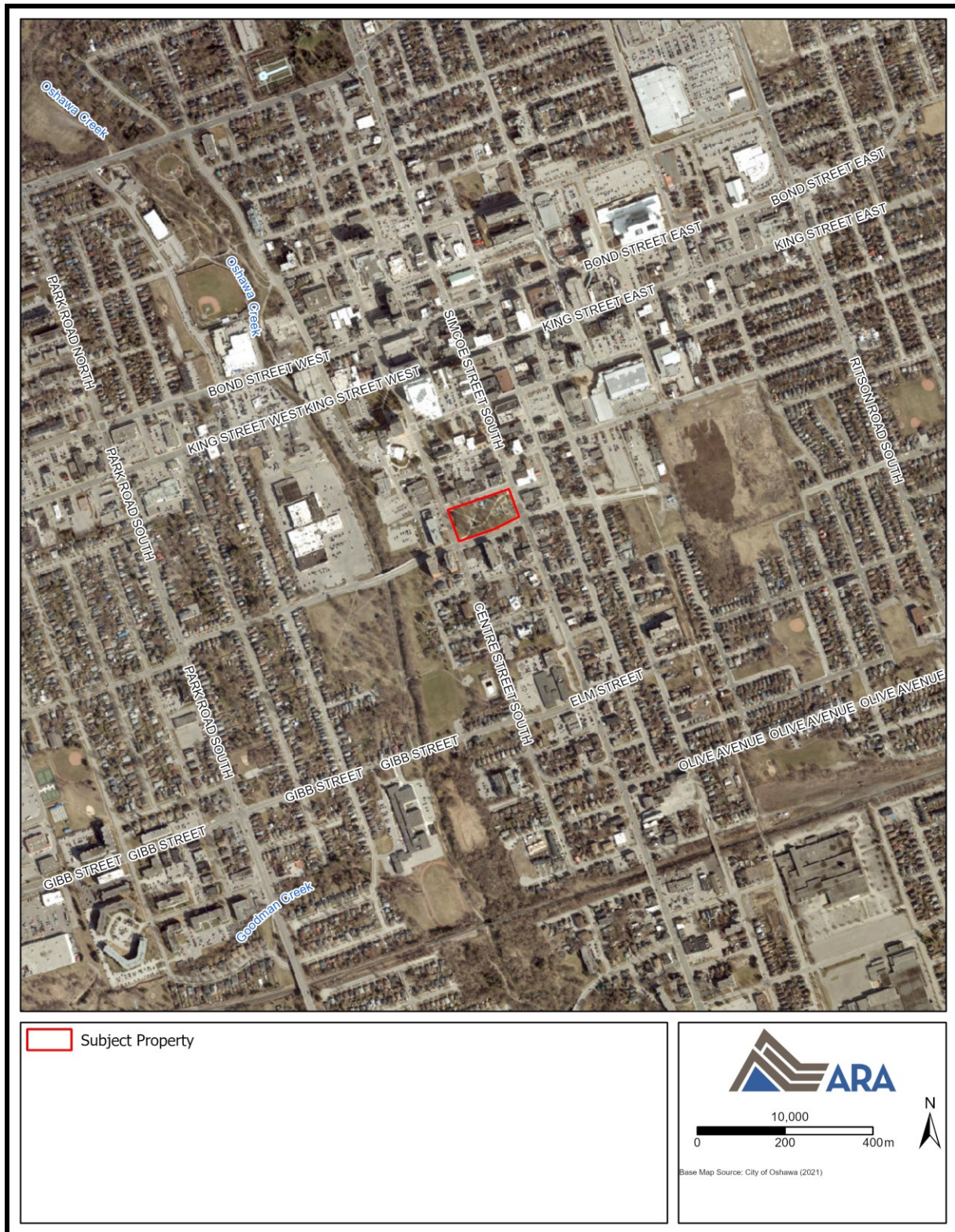
Map 6: Subject Property on a 1911 Fire Insurance Plan
(Produced under licence using ArcGIS® software by Esri, © Esri; C. Goad 1916)



**Map 7: Subject Property shown on a Historic 1930 Topographic Map
(Produced under licence using ArcGIS® software by Esri, © Esri; OCUL 2021)**



Map 8: Subject Property Shown on a 1948 Fire Insurance Plan
(Produced under licence using ArcGIS® software by Esri, © Esri; USB 1948)



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