



Research Report

McLaughlin House
195 Simcoe Street North
Oshawa, ON

Prepared for Heritage Oshawa
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November 2017

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Introduction

i. Purpose of Report

This report evaluates the cultural heritage significance of 195 Simcoe Street North in the City of Oshawa in accordance with Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest.

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

ii. Legislative Context

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

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

1. The property has design value or physical value because it:
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
 - i. is important in defining, maintaining or supporting the character of an area,
 - ii. is physically, functionally, visually or historically linked to its surroundings, or
 - iii. is a landmark.

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

Description of Property

i. Location

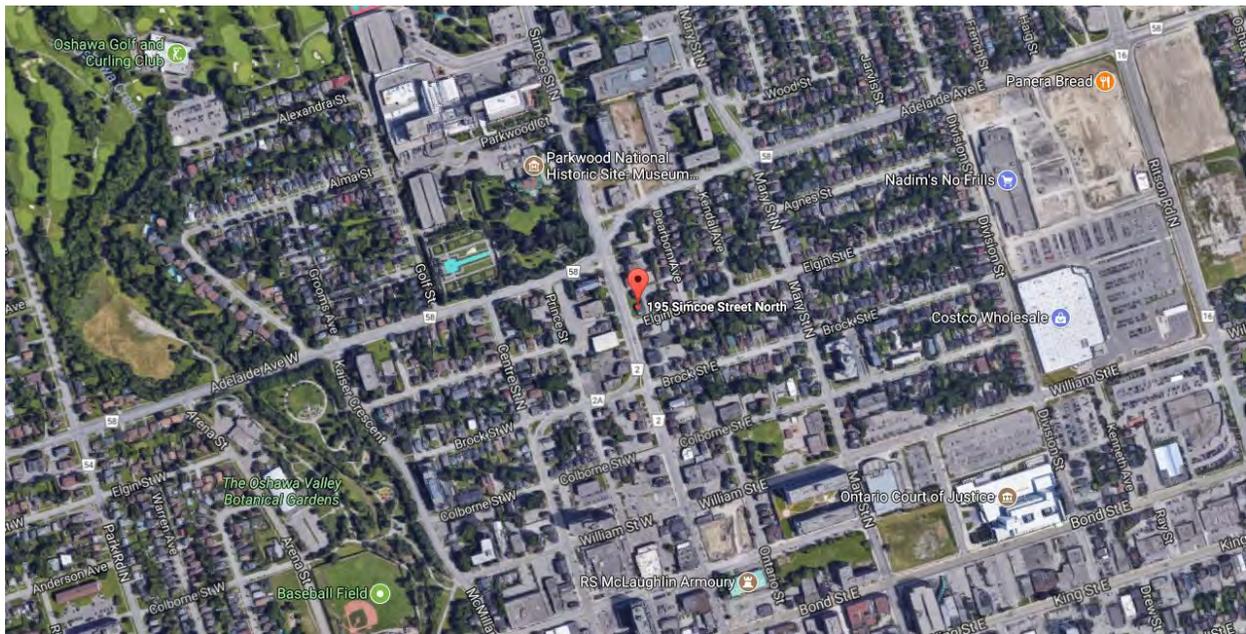
The house at 195 Simcoe Street North is located south of Adelaide Avenue East and north of Elgin Street East.

ii. Legal Description

The property at 195 Simcoe Street North is located on the northwest part of lot 10 in the 2nd concession East Whitby Township, now the City of Oshawa. It is part of the plan known as the Karr Plan on the east side of Simcoe Street North.

iii. Site Description

Built circa 1887, the dwelling at 195 Simcoe Street North sits on a medium size lot. Located in a residential neighbourhood of early 20th century buildings, this home stands on the northeast corner of Simcoe Street North and Elgin Street East in the City of Oshawa. It was 1 of 4 homes in Oshawa that Robert McLaughlin, founder of the McLaughlin Carriage Company, resided in. Currently the building stands vacant.



Location of 195 Simcoe Street North, Google Map August 2017

Historical Context

i. Summary

The house at 195 Simcoe Street North is designed in the Classical Revival Style (Neo-classical). This home is a fine example of early brick construction in Oshawa. Constructed circa 1887, prior to the construction boom in the 1920s when the McLaughlin automobile factory and other industries were profitable. It is known as the “McLaughlin Home”. It was home to Robert McLaughlin and his wife Eleanor and domestic servant Elizabeth Welles from approximately 1901 - 1919. Mr. R. McLaughlin had moved his flourishing carriage works business to Oshawa in 1879. Enniskillen, the town where the business was originally located, lacked the efficient shipping facilities and Oshawa had a railway.

After spending decades as a family home, it was converted into office space in the 1960s. The building currently sits vacant on a medium size lot with little landscaping. The property is located a short distance away from Parkwood Estate National Historic site, which was the home of Robert McLaughlin’s son, Robert Samuel McLaughlin. The lot is part of an area of Simcoe Street North that contains businesses and is adjacent to an established residential area. The home stands in a neighbourhood that forms part of the transition from the downtown commercial centre to the residential area of Oshawa.

ii. Early Lot History

Isabella Shaw received the patent for lot 10, concession 2 on May 16th, 1798. It was sold to Francis Leys in 1819 who in turn sold it to Norris Karr in 1832. It was during the ownership of the land by the Karr (Kerr) family that, beginning in 1834, the earliest subdivision into ¼ and ½ acre lots took place. Early directories indicate that, in 1837, occupants of this lot included both the actual owners and tenants. These individuals included Thomas Chatterson, William Karr (Kerr), James Ross and Sullivan Turner. (Walton 1837)

The 1877 Beers Map of the Village of Oshawa indicates that the southwest section of Concession 2, Lot 10 was subdivided by this time but there was no house on the property.

The home was purchased by Robert McLaughlin and his wife in 1901 and they sold the property in 1919 to a member the James Family. The home remained in the James family until the 1950s.

iii. Owners

Robert McLaughlin (1836-1921)

Robert McLaughlin was founder of the McLaughlin Carriage Company and father of Colonel Robert Samuel McLaughlin (General Motors of Canada). He was married to Mary Smith in 1864 with whom he had two daughters and three sons named Robert Samuel, George and John. He started the carriage business in Enniskillen. In 1877, after his wife, Mary, mother of his five children, passed away, Robert moved the company to Oshawa for the excellent available shipping facilities. His family occupied a home on the corner of Athol and Alberts Street. When in 1899 the carriage company was destroyed by fire, Robert relocated the company to Gananoque but returned to Oshawa within the following year. His second wife Sarah Jane died this same year.

In 1901 he was widowed and living with his 34 year old daughter Mary Jane on Colbourne Street in Oshawa with a domestic servant, Besse McKweon. In 1901 he married Eleanor McCulloch, who became his third wife.

According to the 1911 Oshawa Census, Robert McLaughlin was living with his third wife Eleanor and servant Elizabeth Welles at 195 Simcoe Street North, Oshawa, Ontario. Dorothy McLaughlin Henderson describes this home that her grandfather Robert lived in:

“They resided in a yellow brick house. The house originally had a back kitchen and driving shed. It had an old fashioned garden – English style.”

When Robert McLaughlin died in 1921, from colon cancer, he was residing at 337 Simcoe Street North, located across the road from Parkwood Estate. Today there is a condo there called “Robert McLaughlin Heights”. He resided at 195 Simcoe Street North for approximately 19 years.

In addition to his role in the McLaughlin Carriage Company, he was a member of the town’s first board of health (1884) and its first board of water commissioners (1904), a school trustee and municipal councillor, mayor in 1899, a supporter of the Salvation Army, first president of the local Young Men’s Christian Association, a Freemason and a Templar, and an elder in St Andrew’s Presbyterian Church.

List of Owners/Tenants 1921 – 1990s according to Vernon’s City Directories

Date	Name	Owner /Tenant *
1921	R H James (Mayor of Oshawa 1909)	Owner
1924 – 1952	Lorne C James	Owner
1954	Fredk. R., James D.A. Self	Owner Tenant
1960	Dr. J.P.G Maroois Fredk. R., James	Tenant Owner
1965	Pilot Insurance Co. Dr. H.H. Vollmer Dr. J. Maroois Dr. W. Langmaid	Tenants
1970	Pilot Insurance Co. Dr. H.H. Vollmer Dr. J. Maroois Dr. G.A. Kindree	Tenants
1987	Dr. Larry Hurren Dr. John P. Maroois Dr. John P. Parry Parnor Pharmaceutical Management Ltd.	Tenants
1995	Dr. Larry Hurren, Dentist Dr. John P. Maroois Dr. John P. Parry Parnor Pharmaceutical Management Ltd.	Tenants

Current Owner

The current owner is Sherland Changer. On April 27, 2017 Mr. Changer made a presentation to Heritage Oshawa regarding the property at 195 Simcoe Street North. He was requesting comment of the demolition application for 195 and 201 Simcoe Street North. It currently stands vacant.

Structural Design and Architecture

i. Date of Construction

This home was built circa 1887.

ii. Form and Design

The house is a fine example of early brick construction in Oshawa. Typical of the Classical Revival style, the structure has a symmetrical 3-bay Georgian plan but with more refined, delicate features. The yellow brick has been covered in white paint. Quoins were present, on the corners of the home according to an image of the home from the collection of the Oshawa Archives. They have since been painted over.

This home is Classical Revival in style featuring, full two storey, 3-bay front façade (centre door, flanking windows), a T-shaped plan, hipped roof, quoining on the corners (currently covered in white paint), with three chimneys, one is located on the south side and two are located the east side of the building. The wide soffits are panelled and connected to the frieze by a decorative dental cornice.

A corner property, the house is oriented to the west onto Simcoe Street North. Elgin Street West is located to the south of the property. The builder or architect is not known.

The arrangement of all the features creates a formal, solid and sturdy building that was once a family home but has been converted to office use.

iii. Foundation

The foundation appears to be cement.

iv. Roof

Typical of the Classical Revival style, the hipped roof features a large overhang that is ornamented with dentil blocks along the cornice. The roof cladding is asphalt shingles. The one-storey side “sunroom” features a copper roof. There are two brick chimney stacks rising from the roof at the rear (east side) and another brick chimney rising from the roof on the south façade.

v. Entrances

The main door case features a portico that contains a single leaf (replacement) door with transom. The portico has a set of columns at the front, set on a stepped square plinth with simple square capitals at the top. The home once featured a Regency Style verandah but many don't survive because they were made from wood which is less durable than products such as stone. A south entry is located within the same area of where an original south entry was located. Some renovations have occurred on the south façade where the sunroom is located today. There is a third door opening on the rear (east façade) that may be a renovation.

vi. Window Openings

The fenestration (window placement) is balanced on the prominent (west) facade but irregular on the remaining sides. The windows on the prominent west façade feature three large multi panes over single panel double hung sash windows topped by brick lintels and set on cement lug sills. Multi-paned sashes are seen on other period examples but most of these sashes are believed to be replacements. Some are double hung, others are fixed. Most of the upper sashes still contain 6 panes and the lower sashes would most likely have contained 9 panes based on the longer length of the lower sashes. Today they are single panes.

The south and west façades feature window openings that have been covered over by brick. The brick lintels are still evidenced through the white paint.

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

In light of the findings of this report, it is concluded that the house located at 195 Simcoe Street North meets the criteria outlined in Regulation 9/06. The property meets the criteria for designation prescribed by the Province of Ontario under the three categories of 1. design or physical value, 2. historical/associative value and 3. contextual value.

- 1 (i) This property has design and physical value because the building contains examples of Classical Revival design in the central front entranceway with transom, returned eaves, the front façade containing a 3-bay design (centre door, flanking windows).
- 2 (i) This property has associative value as it was the home of Robert McLaughlin, founder of the McLaughlin Carriage Company and his third wife Eleanor McLaughlin, a family that had tremendous economic impact on the growth of Oshawa.
- 3 (i) This property has contextual value because 195 Simcoe Street North is important in defining, maintaining and supporting the area in which it stands because it is one of the early homes constructed on Simcoe Street North which is reflective of Oshawa's early settlers and the beginnings of development in this part of the city.
- 3 (ii) This property is historically linked to its surroundings because it forms part of the Parkwood Estate story due to its location and previous owner, Robert McLaughlin, founder of the McLaughlin Carriage Company and father of Colonel R.S. McLaughlin.

Resources

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

Bergey, Milton. *A Great Canadian Industry and Its Founder, 1921*

Durham Land Registry Office, Whitby ON.

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

Genealogy File, Oshawa Archives

Henderson, Dorothy McLaughlin. *Robert McLaughlin - Carriage Builder*. Toronto 1972

Heritage Oshawa Minutes

Vernon's City of Oshawa Directory, 1921 -1995

Walton Directory,

www.ontarioarchitecture.com

Current Photographs of the Property



West Façade facing west onto Simcoe Street North



Location of the home on the northeast corner of Simcoe Street North and Elgin Street



West and North façade



West Façade



South and East Façades



East Façade, Rear of the Building

Historical Photographs/Illustrations



Robert McLaughlin House, Oshawa Archives Collection
West and South Façades