

# Heritage Research Report

**37 Adelaide Avenue West**

**City of Oshawa, Ontario**

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## **Final Report**

Prepared for:

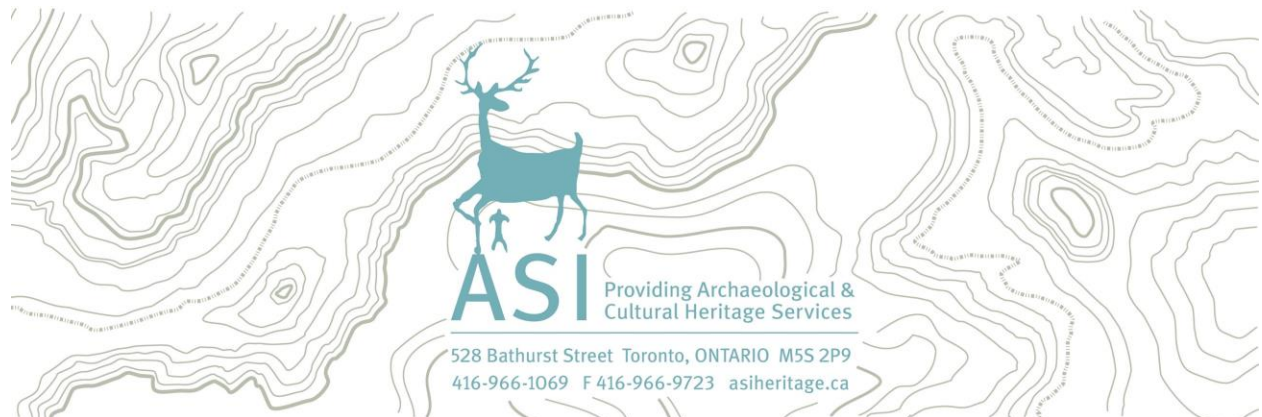
**City of Oshawa**

50 Centre Street South

Oshawa, ON L1H 3Z7

Archaeological Services Inc. File: 24CH-127

November 2024



## Executive Summary

Archaeological Services Incorporated (A.S.I.) was contracted by the City of Oshawa to conduct a Heritage Research Report for the property at 37 Adelaide Avenue West in the City of Oshawa, Ontario. The Heritage Research Report is being undertaken to determine the cultural heritage value of the subject property. The property at 37 Adelaide Avenue West consists of a one-and-a-half storey single detached residence, located on the south side of Adelaide Avenue West, west of Prince Street. It is currently recognized as a “Class A” property on the Heritage Oshawa Inventory of City of Oshawa Heritage Properties (Heritage Oshawa, 2023) meaning it has been identified as having potential cultural heritage value but has not been included on the municipal heritage register.

This report includes an evaluation of the cultural heritage value of the property as determined by the criteria in Ontario Regulation 9/06. This evaluation determined that the property at 37 Adelaide Avenue West meets the criteria outlined in *Ontario Heritage Act* Regulation 9/06 and therefore has cultural heritage value or interest. The property is an early representative example of the Gothic Revival architectural style and shows a high degree of craftsmanship for a structure of its type. The exterior of the residence has been minimally altered from its original form and retains its original function as a single-family home.

The following recommendation is proposed:

1. Based on the results of research, analysis and heritage evaluation activities, this property meets at least two criteria presented in Ontario Regulation 9/06 of the *Ontario Heritage Act* and therefore, the municipality may consider designation of this property under Part IV of the *Ontario Heritage Act*.



## Report Accessibility Features

This report has been formatted to meet the Information and Communications Standards under the *Accessibility for Ontarians with Disabilities Act, 2005* (A.O.D.A.). Features of this report which enhance accessibility include: headings, font size and colour, alternative text provided for images, and the use of periods within acronyms. Given this is a technical report, there may be instances where additional accommodation is required in order for readers to access the report's information. If additional accommodation is required, please contact Annie Veilleux, Manager of the Cultural Heritage Division at Archaeological Services Inc., by email at [aveilleux@asiheritage.ca](mailto:aveilleux@asiheritage.ca) or by phone 416-966-1069 ext. 255.



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## Glossary

### **Built Heritage Resource (B.H.R.)**

Definition: "...a building, structure, monument, installation or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. built heritage resources are located on property that may be designated under Parts IV or V of the *Ontario Heritage Act*, or that may be included on local, provincial, federal and/or international registers" (Ministry of Municipal Affairs and Housing, 2024, p. 41).

### **Cultural Heritage Landscape (C.H.L.)**

Definition: "...a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the *Ontario Heritage Act*, or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms" (Ministry of Municipal Affairs and Housing, 2024, p. 42).

### **Significant**

Definition: With regard to cultural heritage and archaeology resources, significant means "resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*. While some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation" (Ministry of Municipal Affairs and Housing, 2024, p. 51).



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## 1.0 Introduction

Archaeological Services Incorporated (A.S.I.) was contracted by the City of Oshawa to conduct a Heritage Research Report for the property at 37 Adelaide Avenue West in the City of Oshawa, Ontario. The Heritage Research Report is being undertaken to determine the cultural heritage value of the subject property. The property at 37 Adelaide Avenue West consists of a one-and-a-half storey single detached residence, located on the south side of Adelaide Avenue West, west of Prince Street. The property is currently recognized as a “Class A” property on the Heritage Oshawa Inventory of City of Oshawa Heritage Properties<sup>1</sup> (Heritage Oshawa, 2023).

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<sup>1</sup> A “Class A” property is a property that has been identified by Heritage Oshawa as having potential cultural heritage value but has not been included on the municipal heritage register.





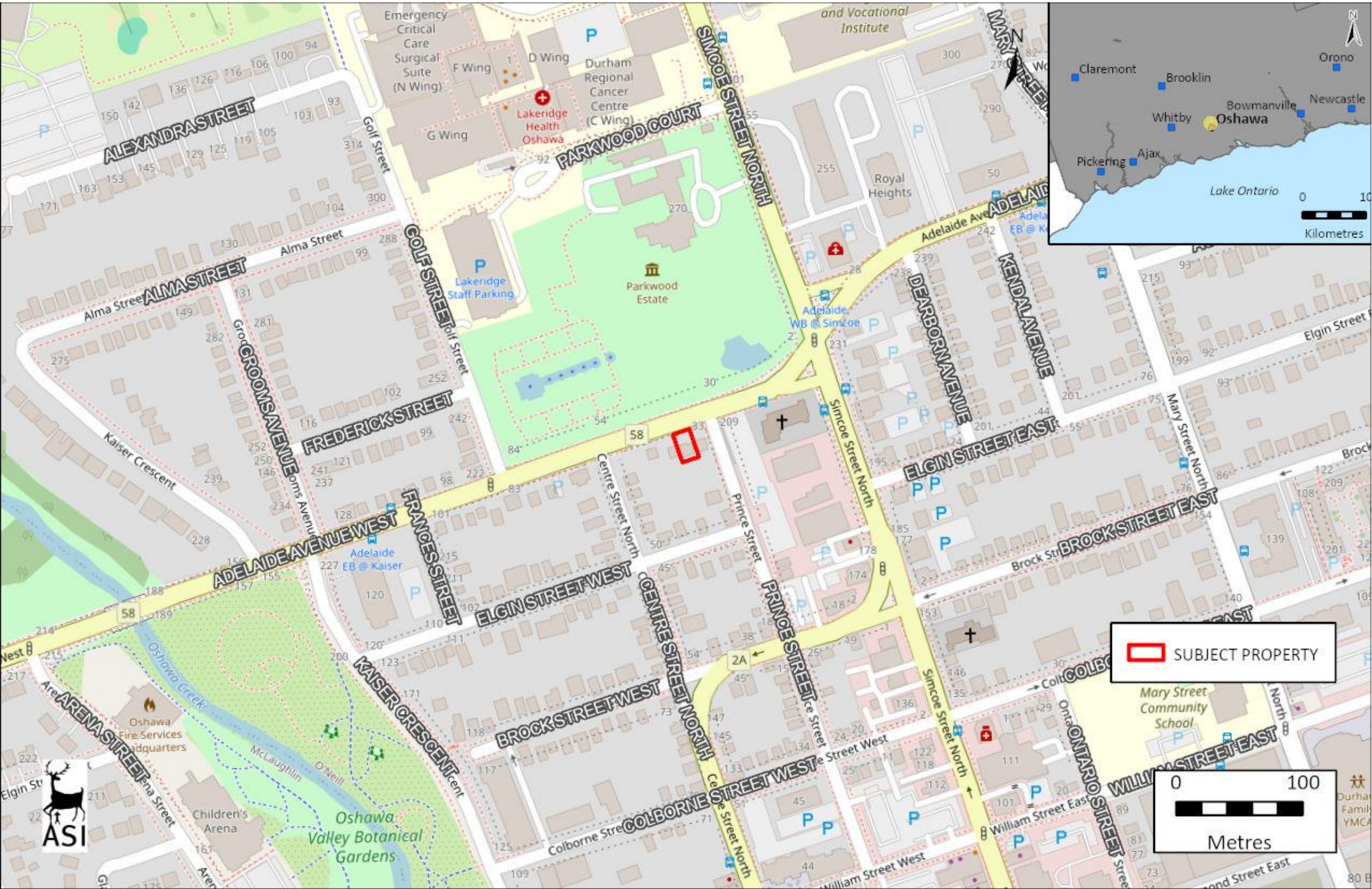


Figure 1: Location of the subject property at 37 Adelaide Avenue West. Source: (c) Open Street Map contributors, Creative Commons n.d.



This report evaluates the cultural heritage significance of 37 Adelaide Avenue West in the City of Oshawa in accordance with Ontario Regulation 9/06 to examine the suitability for designation under Part IV of the *Ontario Heritage Act*. The report is written in accordance with *Terms of Reference Heritage Research Report 37 Adelaide Avenue West* (City of Oshawa, 2024b) and the *City of Oshawa Official Plan* (City of Oshawa, 2020).

## 1.1 Legislation and Policy Context

The analysis used throughout the cultural heritage evaluation process addresses built heritage resources and cultural heritage landscapes under other various pieces of legislation and their supporting guidelines. These policies form the broad context which frame this assessment, and are included as relevant to this undertaking based on professional opinion and with regard for best practices:

- *Ontario Heritage Act* (Ontario Heritage Act, R.S.O. c. O.18, [as Amended in 2023], 1990);
- *Ontario Heritage Tool Kit* (Ministry of Citizenship and Multiculturalism, 2006);
- *City of Oshawa Official Plan* (City of Oshawa, 2020); and,
- *Terms of Reference Heritage Research Report 37 Adelaide Avenue West* (City of Oshawa, 2024b).

## 1.2 Approach to Cultural Heritage Evaluation Reports

The scope of a Cultural Heritage Evaluation Report (C.H.E.R.) is guided by the *Ontario Heritage Tool Kit* (Ministry of Citizenship and Multiculturalism, 2006) and the *Terms of Reference Heritage Research Report 37 Adelaide Avenue West* (City of Oshawa, 2024b).



Generally, C.H.E.R.s include the following components:

- A general description of the history of the subject property as well as detailed historical summaries of property ownership and building(s) development;
- A description of the cultural heritage landscape(s) and/or built heritage resource(s) that are under evaluation in this report;
- Representative photographs of the property, exterior and interior of any building or structure on the property, and character-defining architectural details;
- A cultural heritage evaluation guided by the Ontario Regulation 9/06 criteria;
- A summary of heritage attributes;
- Historical mapping, photographs; and
- A location plan.

Using background information and data collected during the site visits, the property is evaluated using criteria contained within Ontario Regulation 9/06. The criteria require a full understanding, given the resources available, of the history, design and associations of all cultural heritage resources of the property. The criteria contained within Ontario Regulation 9/06 requires a consideration of the community context.

## 2.0 Community Engagement

The following section outlines the community consultation that was undertaken to gather and review information about the subject property.



## 2.1 Relevant Agencies/Stakeholders Engaged and/or Consulted

The following stakeholders were contacted with inquiries regarding the heritage status and for information concerning the subject property and any additional adjacent built heritage resources or cultural heritage landscapes:

- Harrison Whilsmith, Planner A, City of Oshawa (email communication 6 and 9 September 2024). Staff confirmed that the property is included in the Inventory as a “Class A” property and that the property did not have any legal protection under the *Ontario Heritage Act*. Staff also provided a copy of an undated photograph of the residence that has been used in the Inventory. Staff confirmed that no additional information relating to the subject property was available.
- Melissa Cole, Curator, Oshawa Museum (email communication 12 September 2024). The Oshawa Museum provided copies of the 1921, 1938, and 1948 Fire Insurance Plans of Oshawa.
- Samantha George, Curator, Parkwood National Historic Site (email communication 12 September 2024). Parkwood staff provided a circa 1920 film of the Parkwood property and surroundings and suggested reaching out to the Oshawa Library for more information.
- Nicole Adams, Oshawa Library (email communications 12 and 16 September 2024). A request for photographs, maps, and other documentation related to the subject property was requested. A response outlined that the library did not have any specific information related to the subject property or adjacent properties.



## 3.0 Description of the Property

The following section provides a description of the subject property.

### 3.1 Existing Conditions

The subject property at 37 Adelaide Avenue West consists of a one-and-a-half storey single detached residence located on the south side of Adelaide Avenue West and just west of Prince Street in the City of Oshawa (Figure 2). Legally, the property is described as: PT LT 2 S/S LOUISA ST PL H50010 OSHAWA PTS 1 & 2, 40R4109; S/T & T/W D534584; CITY OF OSHAWA. The property also features a landscaped front garden, short driveway, and a small, grassed backyard. The property is located within a residential neighbourhood, approximately 500 metres north of the downtown core of Oshawa.



Figure 2: Aerial image of the subject property at 37 Adelaide Avenue West (Google Maps).



## 3.2 Heritage Recognitions

The subject property at 37 Adelaide Avenue West is currently recognized as a “Class A” property on the Heritage Oshawa Inventory of City of Oshawa Heritage Properties.<sup>2</sup>

## 3.3 Adjacent Lands

The properties on either side of 37 Adelaide Avenue West are included in the City of Oshawa’s heritage mapping (MapOshawa) as properties over 70 years old.

## 4.0 Research

This section provides: the results of primary and secondary research; a discussion of historical or associative value; a discussion of physical and design value; a discussion of contextual value; and results of comparative analysis.

### 4.1 List of Key Sources and Site Visit Information

The following section describes the sources consulted and research activities undertaken for this report.

#### 4.1.1 Key Sources

Background historical research, which includes consulting primary and secondary source documents, photos, and historic mapping, was undertaken to identify early settlement patterns and broad agents or themes of change in the subject property.

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<sup>2</sup> A “Class A” property is a property that has been identified by Heritage Oshawa as having potential cultural heritage value but has not been included on the municipal heritage register.



Available federal, provincial, and municipal heritage inventories and databases were also consulted to obtain information about the property. These included:

- The Heritage Oshawa Inventory of City of Oshawa Heritage Properties (Heritage Oshawa, 2023);
- The City of Oshawa's Heritage Register (City of Oshawa, 2024a);
- Oshawa Public Libraries (Oshawa Public Libraries Heritage Collections, n.d.);
- Ontario Land Registry Access (OnLand) (*OnLand Property Search*, n.d.);
- Library and Archives Canada (Library and Archives Canada, 2012);
- The *Ontario Heritage Act Register* (Ontario Heritage Trust, n.d.b);
- The *Places of Worship Inventory* (Ontario Heritage Trust, n.d.c);
- The inventory of Ontario Heritage Trust easements (Ontario Heritage Trust, n.d.a);
- The Ontario Heritage Trust's *Ontario Heritage Plaque Guide*: an online, searchable database of Ontario Heritage Plaques (Ontario Heritage Trust, n.d.d);
- Parks Canada's *Directory of Federal Heritage Designations*, an on-line database that identifies National Historic Sites, National Historic Events, National Historic People, Heritage Railway Stations, Federal Heritage Buildings, and Heritage Lighthouses (Parks Canada, n.d.b); and
- Parks Canada's *Historic Places* website, an on-line register that provides information on historic places recognized for their heritage value at all government levels (Parks Canada, n.d.a).

A full list of references consulted can be found in Section 8.0 of this document.

#### 4.1.2 Site Visit

A site visit to the subject property was conducted on 30 October 2024 by Kristina Martens and Kirstyn Allam, of Archaeological Services Incorporated (A.S.I.). The site visit included photographic documentation of the exterior of the subject property and a review of the interior of the subject property. Permission to enter was granted by the property owners to allow A.S.I. to access the



property and to view all exterior elevations of the structure as well as the building interior.

## **4.2 Discussion of Historical or Associative Value**

Historically, the property was located on Lot 11, Concession 2 in the former Township of East Whitby, Ontario County. It is now identified by the municipal address of 37 Adelaide Avenue West, City of Oshawa.

### **4.2.1 Summary of Early Indigenous History in Southern Ontario**

Current archaeological evidence indicates humans were present in southern Ontario approximately 13,000 years before present (B.P.) (Ferris, 2013). Populations at this time would have been highly mobile, inhabiting a boreal-parkland similar to the modern sub-arctic. By approximately 10,000 B.P., the environment had progressively warmed (Edwards & Fritz, 1988) and populations now occupied less extensive territories (Ellis & Deller, 1990).

Between approximately 10,000-5,500 B.P., the Great Lakes basins experienced low-water levels, and many sites which would have been located on those former shorelines are now submerged. This period produces the earliest evidence of heavy wood working tools, an indication of greater investment of labour in felling trees for fuel, to build shelter, and watercraft production. These activities suggest prolonged seasonal residency at occupation sites. Polished stone and native copper implements were being produced by approximately 8,000 B.P.; the latter was acquired from the north shore of Lake Superior, evidence of extensive exchange networks throughout the Great Lakes region. The earliest archaeological evidence for cemeteries dates to approximately 4,500-3,000 B.P. and is interpreted by archaeologists to be indicative of increased social organization and the investment of labour into social infrastructure (Brown, 1995, p. 13; Ellis et al., 1990, 2009).

Between 3,000-2,500 B.P., populations continued to practice residential mobility and to harvest seasonally available resources, including spawning fish. The



Woodland period begins around 2,500 B.P. and exchange and interaction networks broaden at this time (Spence et al., 1990, pp. 136, 138) and by approximately 2,000 B.P., evidence exists for small community camps, focusing on the seasonal harvesting of resources (Spence et al., 1990, pp. 155, 164). By 1,500 B.P. there is macro botanical evidence for maize in southern Ontario, and it is thought that maize only supplemented people's diet. There is earlier phytolithic evidence for maize in central New York State by 2,300 B.P. – it is likely that once similar analyses are conducted on Ontario ceramic vessels of the same period, the same evidence will be found (Birch & Williamson, 2013, pp. 13–15). As is evident in detailed Anishinaabek ethnographies, winter was a period during which some families would depart from the larger group as it was easier to sustain smaller populations (Rogers, 1962). It is generally understood that these populations were Algonquian-speakers during these millennia of settlement and land use.

From the beginning of the Late Woodland period at approximately 1,000 B.P., lifeways became more similar to that described in early historical documents. Between approximately 1000-1300 Common Era (C.E.), larger settlement sites focused on horticulture begin to dominate the archaeological record. Seasonal dispersal of the community for the exploitation of a wider territory and more varied resource base was still practised (Williamson, 1990, p. 317). By 1300-1450 C.E., archaeological research focusing on these horticultural societies note that this episodic community dispersal was no longer practised and these populations now occupied sites throughout the year (Dodd et al., 1990, p. 343). By the mid-sixteenth century these small villages had coalesced into larger communities (Birch et al., 2021). Through the process of coalescence, the socio-political organization of these First Nations, as described historically by the French and English explorers who first visited southern Ontario, was developed. Other First Nation communities continued to practice residential mobility and to harvest available resources across landscapes they returned to seasonally/annually.

By 1600 C.E., the Confederation of Nations were encountered by the first European explorers and missionaries in Simcoe County. By the 1640s,



devastating epidemics and the traditional enmity between the Haudenosaunee<sup>3</sup> and the Attawandaron and the Huron-Wendat (and their Algonquian allies such as the Nippissing and Odawa) led to their dispersal from southern Ontario. Shortly afterwards, the Haudenosaunee established a series of settlements at strategic locations along the trade routes inland from the north shore of Lake Ontario. Peace was achieved between the Haudenosaunee and the Anishinaabe Nations in August of 1701 when representatives of more than twenty Anishinaabe Nations assembled in Montreal to participate in peace negotiations. Peace was confirmed again at council held at Lake Superior when the Haudenosaunee delivered a wampum belt to the Anishinaabe Nations. This agreement between the Haudenosaunee and Anishinaabe nations is referred to as the Dish with One Spoon.

In 1763, following the fall of Quebec, New France was transferred to British control with the Treaty of Paris. The British government began to pursue major land purchases to the north of Lake Ontario in the early nineteenth century. The Crown acknowledged the Mississaugas of the Credit as the owners of the lands between Georgian Bay and Lake Simcoe and entered into negotiations for additional tracts of land as the need arose to facilitate European settlement.

The subject property is within the Johnson-Butler Purchases and in the traditional territory of the Michi Saagiig and Chippewa Nations, collectively known as the Williams Treaties First Nations, including the Mississaugas of Alderville First Nation, Curve Lake First Nation, Hiawatha First Nation, Scugog Island First Nation and the Chippewas of Beausoleil First Nation, Georgina Island First Nation and the Rama First Nation (Williams Treaties First Nations, 2017).

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<sup>3</sup> The Haudenosaunee are also known as the New York Iroquois or Five Nations Iroquois and after 1722 Six Nations Iroquois. They were a confederation of five distinct but related Iroquoian-speaking nations - the Seneca, Onondaga, Cayuga, Oneida, and Mohawk. Each lived in individual territories in what is now known as the Finger Lakes district of Upper New York. In 1722 the Tuscarora joined the confederacy.



The purpose of the Johnson-Butler Purchases of 1787/1788 was to acquire from the Mississaugas the Carrying Place Trail and lands along the north shore of Lake Ontario from the Trent River to Etobicoke Creek.

As part of the Johnson-Butler Purchases, the British signed a treaty, sometimes referred to as the “Gunshot Treaty” with the Mississaugas in 1787 covering the north shore of Lake Ontario, beginning at the eastern boundary of the Toronto Purchase and continuing east to the Bay of Quinte, where it meets the Crawford Purchase. It was referred to as the “Gunshot Treaty” because it covered the land as far back from the lake as a person could hear a gunshot. Compensation for the land apparently included “approximately £2,000 and goods such as muskets, ammunition, tobacco, laced hats and enough red cloth for 12 coats” (Surtees, 1984, pp. 37–45). First discussions about acquiring this land are said to have come about while the land ceded in the Toronto Purchase of 1787 was being surveyed and paid for (Surtees, 1984, pp. 37–45). During this meeting with the Mississaugas, Sir John Johnson and Colonel John Butler proposed the purchase of lands east of the Toronto Purchase (Fullerton & Mississaugas of the Credit First Nation, 2015). However, descriptions of the treaty differ between the British and Mississaugas, including the depth of the boundaries: “Rice Lake and Lake Simcoe, located about 13 miles and 48 miles north of Lake Ontario, respectively, were not mentioned as landmarks in the First Nations’ description of the lands to be ceded. Additionally, original descriptions provided by the Chiefs of Rice Lake indicate a maximum depth of ten miles, versus an average of 15-16 miles in Colonel Butler's description” (Fullerton & Mississaugas of the Credit First Nation, 2015).

However, records of the acquisition were not clear regarding the extent of lands agreed upon (Surtees, 1984, pp. 37–45). To clarify this, in October and November of 1923, the governments of Canada and Ontario, chaired by A.S. Williams, signed treaties with the Chippewa and Michi Saagiig for three large tracts of land in central Ontario and the northern shore of Lake Ontario, the last substantial portion of land in southern Ontario that had not yet been ceded to the government (Crown-Indigenous Relations and Northern Affairs, 2013).



In 2018 the Government of Canada reached a settlement with the Williams Treaties First Nations reaffirming the recognized Treaty harvesting rights in the Williams Treaties territories of each of the seven nations.

#### **4.2.2 Whitby Township**

The subject property is located in the former Township of Whitby. The first Europeans to arrive in the area were transient merchants and traders from France and England, who followed existing transit routes established by Indigenous peoples and set up trading posts at strategic locations along the well-traveled river routes. All of these occupations occurred at sites that afforded both natural landfalls and convenient access, by means of the various waterways and overland trails, into the hinterlands. Early transportation routes followed existing Indigenous trails, both along the lakeshore and adjacent to various creeks and rivers (ASI 2006). Early European settlements occupied similar locations as Indigenous settlements as they were generally accessible by trail or water routes and would have been in locations with good soil and suitable topography to ensure adequate drainage.

Throughout the period of initial European settlement, Indigenous groups continued to inhabit Southern Ontario, and continued to fish, gather, and hunt within their traditional and treaty territories, albeit often with legal and informal restrictions imposed by colonial authorities and settlers. In many cases, Indigenous peoples acted as guides and teachers, passing on their traditional knowledge to Euro-Canadian settlers, allowing them to sustain themselves in their new homes. Indigenous peoples entered into economic arrangements and partnerships, and often inter-married with settlers. However, pervasive and systemic oppression and marginalization of Indigenous peoples also characterized Euro-Canadian colonization, with thousands being displaced from their lands, denied access to traditional and treaty hunting, fishing, and collecting grounds, and forced to assimilate with Euro-Canadian culture through mandatory attendance at Day and Residential Schools (Ray, 2005; Rogers & Smith, 1994).





Whitby Township, when first laid out in the 1790s, was designated Township 9 although the name was changed shortly thereafter to Norwich. The first survey of this township was made in 1791 and the first settler arrived in 1794 (Armstrong, 1985). The first Euro-Canadian settler was said to have been Benjamin Wilson, a Loyalist from Vermont, who settled along the lakeshore to the east of Oshawa (Farewell, 1907). Whitby was quickly settled by a mixture of Loyalists, disbanded troops, and emigrants from the United States, the United Kingdom, and Ireland. Two major settlements were soon established in the southern half of the township, Whitby and Oshawa. These communities were advantageously located where watersheds (such as those of Lynde Creek) were crossed by the Kingston Road. Whitby further benefited from its harbour on Lake Ontario and from the construction of the Grand Trunk Railway in the 1850s.

In 1852, Whitby Township became part of Ontario County, and the township was divided in 1857, the western portion remained as Whitby Township. The eastern portion extending from a line between Whitby and Oshawa north to Durham County became the Township of East Whitby (Hood, 1978). Throughout the next century, development occurred slowly, and the area remained in a large part agricultural. On January 1, 1968 the township was designated as a town, and on January 1, 1974, the Town of Whitby became part of the Regional Municipality of Durham (Mika & Mika, 1983).

### **4.2.3 City of Oshawa**

The City of Oshawa was one of two major settlements in the Township of Whitby. Benjamin Wilson is said to have settled near the mouth of Oshawa Creek with his family in 1794 and lived in a log cabin that had been a French trading post. Also arriving were the Farewell brothers and Jabez Lynde at the turn of the century. One of the Farewells built a saw and grist mill on Harmony Creek along with a tavern on Dundas Street, which was to become a popular resting place along the stagecoach route. In 1809, Jabez Lynde was the first to own property in what was to become the village of Oshawa. Oshawa, was first known as Skae's Corners, named after popular merchant Edward Skae (Mika &





Mika, 1983). The name was later changed when local trader Moody Farewell invited two Mississauga friends from Rice Lake to propose a more original name around 1842. They suggested *ajawi*, signifying 'crossing to the other side' or 'shore of a river or lake', and the name Oshawa evolved from it. Edward Skae went on to become the first postmaster on October 6, 1842 (Rayburn, 1997). Oshawa received village status in 1850 and town status in 1879 (Mika & Mika, 1983).

The Sydenham Harbour Company was established in the early 1840's and constructed piers and a breakwater to develop harbour facilities. The company later became the Port Oshawa Harbour Company. The port became a customs port in 1853 and in 1856 the Grand Trunk Railway, passed south of Oshawa. These two events led to industrial growth in Oshawa. In 1852, the Oshawa Manufacturing Company was created and in 1858, it was purchased by Joseph Hall. Hall went on to turn the company into an important producer of farming tools. In 1861, a tin and sheet metal company was established. Ten years later, the Ontario Malleable Iron Company was established to ensure a local source of malleable iron for Oshawa's industries and to attract developers. In 1876, Robert McLaughlin moved his carriage company to Oshawa, which grew to be the largest in the British Empire. With the increased use of cars after the turn of the twentieth century, the McLaughlin's began producing them in 1908. In 1918, General Motors of Canada Limited was created after the merger of the McLaughlin Motor Car Company and the Chevrolet Motor Car Company of Canada with Robert Samuel McLaughlin as president (Mika & Mika, 1983).

The first schools in Oshawa were one-room log buildings, with one of the earliest being located at King Street and Simcoe Street as early as 1829. The Union School was constructed in 1835, and Centre Street School was built in 1856 with part of the school being used as a high school. An independent high school was built in 1865. Ward schools were constructed in 1877 after the municipality was divided into wards. Many of the early religious meetings took place at the Union School until the congregations of the various churches were able to construct their own buildings. In 1841, the Wesleyan Methodist and the Roman Catholics built their churches, followed by the Christian Church the year



after. In 1843, St. George's Anglican Church was constructed, and the Presbyterians constructed a church in 1862 (Mika & Mika, 1983).

A public library began in 1864 as a Mechanics' Institute in Oshawa. A Carnegie Library was formed in 1906. Colonel R.S. McLaughlin gifted the city a library, the present McLaughlin Public Library in 1954, with further funds being donated in 1966 for an expansion of the library (Mika & Mika, 1983).

In 1922, Oshawa annexed part of East Whitby Township and was incorporated as a city in 1924. Another annexation of part of the township occurred in 1951. When Ontario County was dissolved in 1974, Oshawa became part of the Regional Municipality of Durham (Mika & Mika, 1983).

#### **4.2.4 Historical Chronology and Setting of the Subject Property**

The following provides a brief overview of the historical chronology of the subject property. It includes a history of the people who lived on or owned the property, as provided in available sources, as well as a mapping review. It is based on a variety of primary and secondary source materials, including maps, abstract indexes, archival images, and historic photographs. It begins with a summary of the key points related to the property, followed by a more detailed historical chronology.

The subject property was originally part of the 200-acre Lot 11 on Concession 2 of East Whitby Township in the County of Ontario. Lot 11 was significantly subdivided in 1865 when a new Plan of Subdivision called Plan H-50010 came into effect in the middle portion of the lot. Several "Additional Plans" were added soon thereafter which connected the Plan of Subdivision with the village of Oshawa to the south. The subject property was located on part of Lot 2, south



side of Louisa Street within Warren's Additional Plan.<sup>4</sup> Nevertheless, the residence on the property was constructed circa 1860, prior to the plan coming into effect. It was erected by its first owner, Elijah Manuel, a blacksmith who resided there with his family until circa 1870. The residence was likely rented out to tenants from the early 1870s until 1907, when it was purchased by sisters Helen and Laura Leask. At this time, the residence was listed as 216 Prince Street, though it changed to 37 Louisa Street circa 1920. The current lot dimensions of the subject property came into effect following the erection of houses on either side of it in the late 1920s. Members of the Leask family resided in the house until the early 1930s and then rented it out until the early 1940s when it was sold to Meta and Clifton Moore. Soon after purchasing, the Moores divided the residence into two apartments, and it appears to have remained as such until the 1970s when it was once again returned to a single-family dwelling.

Prior to 1865, the subject property was part of Lot 11 on Concession 2 of East Whitby Township, County of Ontario. The Abstract/Register Parcel Book for Concession 2 is missing entries for Lots 7 to 12 (O.L.R.A., n.d.b). However, local historians J.E. Farewell and Thomas Kaiser both recorded the owners of Lot 11 in their early twentieth-century books on Oshawa's history. Elizabeth Gray, the first owner, received the crown patent in 1798, followed by her son Robert Isaac Dey Gray, the first Solicitor General of Upper Canada and briefly its Attorney General, in 1803. Upon Gray's death the following year, he willed the 200-acre property to Simon Baker, the manumitted enslaved person and the son of Dorinda (Dorine) Baker, whom had been enslaved to Gray (Burns, 1983). Other owners included Jabez Lynde in 1813, John Kerr in 1816, James Hall in 1829, and

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<sup>4</sup> Adelaide Avenue West was known as Louisa Street from its origins in the mid-nineteenth century until 1959. That year, the intersection of Simcoe Street, Adelaide Avenue, and Louisa Street was reconfigured resulting in Adelaide Avenue being extended east of Simcoe Street, which now acted as the dividing line between Adelaide Avenue East and West.



J.B. Warren in 1836 (Farewell, 1907; Kaiser, 1921). It seems plausible that the lot, like the surrounding area, was primarily agricultural following arrival of Europeans in the post War of 1812 period (Johnson, 1973).

The 1860 map of Ontario County depicts the majority of Lot 11 as being owned by J.B. Warren, north of the urbanized section of the town of Oshawa (Figure 3). Warren was a well-known figure in Oshawa's social and political scene and was an active player in its business affairs and industrial growth (Farewell, 1907; Johnson, 1973; Stark & Egerer, 1970). In September 1865, a Plan of Subdivision for the area was registered called H-50010. The subject property was found on Lot 2, South Side of Louisa Street, within Warren's Additional Plan, which appears to have been a sub-section of the larger Plan of Subdivision (O.L.R.A., n.d.a).<sup>5</sup>

The first entry for Lot 2 of Plan H-50010 dates to 1871, with a man named Elijah Manuel owning the property and securing a \$420 mortgage from James Murton. No entry is recorded for the purchase of the property, though it is most likely that that purchase, as well as the house erected thereon, predates the Plan of Subdivision. The Heritage Oshawa Inventory of City of Oshawa Heritage Properties notes that the house was built in 1860, five years earlier than the Plan of Subdivision (Heritage Oshawa, 2023). Furthermore, the 1861 census identifies Elijah Manuel and his family residing in a one-and-a-half storey brick house in the Village of Oshawa. Although no specific address is provided, this description is very likely referring to the subject house. Manuel is listed as a 47-year-old blacksmith, born in England, and Primitive Methodist in religion. He was married to 42-year-old Catherine Manuel, who was also born in England and Primitive Methodist. The couple had seven children, five of whom were born in England (Library and Archives Canada, 1861). Two children, aged two and one, were born in Upper Canada, suggesting that the Manuels emigrated to Canada circa 1858-1859.

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<sup>5</sup> Note that Louisa Street may be named for Louisa Warren, daughter of J.B. Warren.



By 1869-70, it appears that Elijah Manuel had moved to Brock Street, where the family resided until at least the mid-1870s (Conner & Coltson, 1869; Crawford, 1876; Lovell, 1871). Nevertheless, in 1871, Elijah Manuel and his wife owned the subject property and surrounding lot (as well as Lot 3 South Side Louisa Street and, immediately to the south, and further south, Lots 2 and 3 North Side Elgin Street). The occupants of the house on the subject property through the 1870s remains unknown. The 1871 census notes that Elijah Manuel remained a blacksmith and that he and Catherine, along with their five children residing with them at this time, now identified as Wesleyan Methodist. Two of the children worked outside the home, namely 20-year-old Elizabeth who worked at a factory and 15-year-old Henry who worked at a foundry. Besides their residence on Brock Street, the family also owned a second dwelling house, which is likely referring to the house at 37 Adelaide Avenue West, and a cow at this time (Library and Archives Canada, 1871). Also in 1871, the Manuels secured a \$420 mortgage for the subject property from James Murton, a local millwright (Stark & Egerer, 1970). Murton then provided another mortgage, this time for \$500, in 1872. Then, in 1876, the Manuels received a \$2,500 mortgage from William King (O.L.R.A., n.d.a). It is unknown if these mortgages were explicitly for work to be carried out on the subject property or on one of the neighbouring properties that Manuel also owned, since the mortgage entries are all identical for the various properties under his ownership (O.L.R.A., n.d.a).

The 1877 Historical Atlas depicts the subject property on Lot 2 within a residential development (Figure 4). Four years later, the 1881 census notes that Elijah and Catherine are the only ones listed within their residence, though it does not specify where it was, indicating that all children had moved away by this time (Library and Archives Canada, 1881).

William King (1830-1898) bought the subject property in 1881 (O.L.R.A., n.d.a). King had erected a tannery in 1863 and in the late nineteenth century became a significant landowner in Oshawa, with one contemporary noting that he “is said to be the largest individual tax payer in the town” (Stark & Egerer, 1970). The 1891 census identifies King as a 64-year-old merchant, married to 63-year-old Jane. Both were born in England. They resided with their five children, aged 20



to 34, and all family members were Baptist (Library and Archives Canada, 1891). The census indicates that the family's residence was a two-storey brick house in the Town of Oshawa. However, the King family was known to have resided on King Street since approximately 1880 (Robert McLaughlin Gallery, 2023). As such, it appears that the subject residence was rented out to an unknown tenant occupant from the 1870s to the 1890s.

The 1894 Municipal Plan of Oshawa shows the property on the south side of Louisa Street, just west of Prince Street. The Catholic Church lot is located on the east side of Prince Street and the large lot on the northwest corner of Louisa and Simcoe streets is now home to the Parkwood Estate (Figure 5).

William King died in 1898, and following his death, the house was deeded to his daughter Lillian King (1871-1939) (O.L.R.A., n.d.a). She married a physician named James McBrien on 26 September 1900 and moved to Illinois in the United States soon thereafter. As such, it seems most plausible that she rented out the house to tenants until she sold the subject property, which was a portion of the larger Lot 2, South Side of Louisa Street on Plan H-50010, to sisters Laura L. Leask (1879-1965) and Helen M. Leask (1884-1946) for \$1,000 in 1907 (O.L.R.A., n.d.a). These two sisters were the property owners at what was then 216 Prince Street, and they resided there with their parents and siblings. Lillian and James McBrien continued to own the remainder of the lot and appear to have been the owners when two residences, located at what was then 206 and 210 Prince Street, were erected in the early twentieth century. They sold their portion of Lot 2 in 1923 (O.L.R.A., n.d.a).

In 1919, Laura Leask sold her share of the property to Helen (O.L.R.A., n.d.a). However, while Helen now held sole custody, her mother, Mary Leask, widow of the late William Leask who died in 1920, is the person listed as the occupant in the 1921 town directory (Reformer Printing & Publishing Company Limited, 1921). It is likely that Helen and other siblings resided in the house as well, which was now listed as 37 Louisa Street and described in the 1921 census as having six rooms (Libraries and Archives Canada, 1921). Mary Leask was a member of the Presbyterian church and worked for the congregation's Ladies'



Aid. The 1921 Fire Insurance Plan depicts the residence on a large lot, though smaller than it had been in 1894, at the corner of Louisa and Prince Streets (Figure 6). The residence is shown as a one-and-a-half storey brick house with a one-storey rear section, which included parapet walls. Almost all houses on Louisa, Elgin, Church, and Prince streets are frame structures ranging in size from one to two storeys, though the majority of the houses and other buildings fronting on nearby Simcoe Street North are brick.

In March 1927, Mary Leask was featured in a local newspaper because she set a “record for long distance telephone calls”. For Mary Leask to speak to her daughter in El Paso, Texas, the call needed to be relayed from El Paso to Denver, Chicago, Detroit, Toronto, and finally Oshawa. Evidently, the seven-minute conversation went smoothly, and “No difficulty was experienced, as each word was distinctly heard” (Oshawa Daily Reformer, 1927). Upon her death in 1940, the *Oshawa Daily Times* noted the following: “Her chief interest was in her home and family, and perhaps no more hospitable home in the community could be found than that of Mrs. Leask. She endeared herself to those with whom she came in contact and of course had a wide circle of friends in Oshawa and this part of Ontario county” (Oshawa Daily Times, 1940).

The Leasks continued to occupy the residence into the early 1930s. The 1931 census identifies the occupants of the residence (now listed as having seven rooms likely indicating an interior renovation) as Mary Leask and her daughter Helen Marion, who was a bookkeeper in a real estate office (Library and Archives Canada, 1931). In 1932, Mary Leask and one of her daughters moved to Sarnia. For the following 11 years, Helen Leask, who remained the property owner, appears to have rented out the residence to different tenants, including Robert Tait, who worked at General Motors, from 1933 to 1935, and Edgar Thomas, a janitor at the Regent Theatre, from 1936 to 1940 (see City Directories from 1930s and 1940s). The 1938 Fire Insurance Plan depicts the residence now with a house on either side of it (33 and 41 Louisa), as well as more residential in-fill in the surrounding area (Figure 7).





In 1943, Helen (née Leask) Thompson sold the property to Meta Moore (O.L.R.A., n.d.a). Moore was a teacher, and was married to Clifton Moore, an office clerk and later a purchasing agent. It seems most probable that the Moore's divided the residence into two apartments following their purchase. Meta and Clifton (C.O.) Moore occupied one of the apartments between 1943 and at least 1974 while the occupant of the second apartment was frequently changing according to the City Directories from the 1940s through to the 1960s. Advertisements in the local press during the 1950s noted that the apartment was located on the ground floor and had a separate entrance. Many of the advertisements noted that the apartment was "suitable for a business couple" or a nurse.

The 1954 aerial photograph continues to depict the subject property in a residential neighbourhood on Louisa Street between what is now Kaiser Crescent to the west and Simcoe Street to the east. The large Parkwood Estate property is to the north (Figure 8). Note that Louisa Street became Adelaide Avenue West in 1959. The name is a tribute to Adelaide Mowbray, who married famed Oshawa industrialist R.S. McLaughlin in 1898, and constructed Parkwood Estate beginning in 1916.

Meta and Clifton Moore were members (called Matrons and Patrons) of the Sunbeam Chapter (Oshawa) of the Order of the Eastern Star, an appendant body of the Masonic Order. Meta Moore held the position of secretary but was also the District Deputy Grand Matron for District No. 11 for 1950-1951. She sometimes held meetings of the Past Matron's Club within the Louisa Street home (The Daily-Times Gazette, 1948).

In 1974, Moore sold the property to **M.F.I.P.P.A. Sec. 14(1)**. City Directories from the late 1970s to the 1990s only identify one occupant. The 1976 topographic map (Figure 9) provides little in the way of details of the subject property. However, it does indicate the church, school, and auditorium all associated with St. Gregory the Great Catholic Church to the east and Parkwood Estate to the north. In addition, the name of Louisa Street has changed on the mapping to Adelaide Avenue West. Prior to 1959, Louisa Street





extended west of Simcoe Street while Alice Street extended east from Mary Street. There was no east-west thoroughfare between Mary and Simcoe Streets. In 1959, Alice Street was extended westward and connected with Louisa Street at a diagonal angle at a newly-designed intersection with Simcoe Street. Thereafter, Louisa Street was renamed Adelaide Avenue West and Alice Street became Adelaide Avenue East.

M.F.I.P.P.A. Sec. 14(1) sold the property to M.F.I.P.P.A. Sec. 14(1) in 1978 (O.L.R.A., n.d.a). M.F.I.P.P.A. Sec. 14(1) and her husband resided therein until 1982. Later that year, the M.F.I.P.P.A. Sec. 14(1)'s sold the property to M.F.I.P.P.A. Sec. 14(1) (O.L.R.A., n.d.a). M.F.I.P.P.A. Sec. 14(1) is listed as the occupant in the 1983 and 1984 directories.

In 1985, M.F.I.P.P.A. Sec. 14(1) sold the property to M.F.I.P.P.A. Sec. 14(1). At this time there are two units; the 1986 city directory notes a business called Nature's Art operating out of one unit and an M.F.I.P.P.A. Sec. 14(1) residing in the other. In 1987, the property was now held by M.F.I.P.P.A. Sec. 14(1), likely a relative of the above-mentioned family. The following year, she sold the property back to M.F.I.P.P.A. Sec. 14(1) as well as M.F.I.P.P.A. Sec. 14(1). They sold the property to M.F.I.P.P.A. Sec. 14(1) in 1989. In 1993, M.F.I.P.P.A. Sec. 14(1) secured full title to the property (O.L.R.A., n.d.a).





Figure 3: The location of the subject property overlaid on the 1860 map of Ontario County (Tremaine, 1860).



Figure 4: The location of the subject property overlaid on the 1877 Illustrated Historical Atlas of Ontario County (Beers, 1877).





Figure 5: The location of the subject property overlaid on the 1894 Municipal Plan of the Town of Oshawa (Deans, 1894).

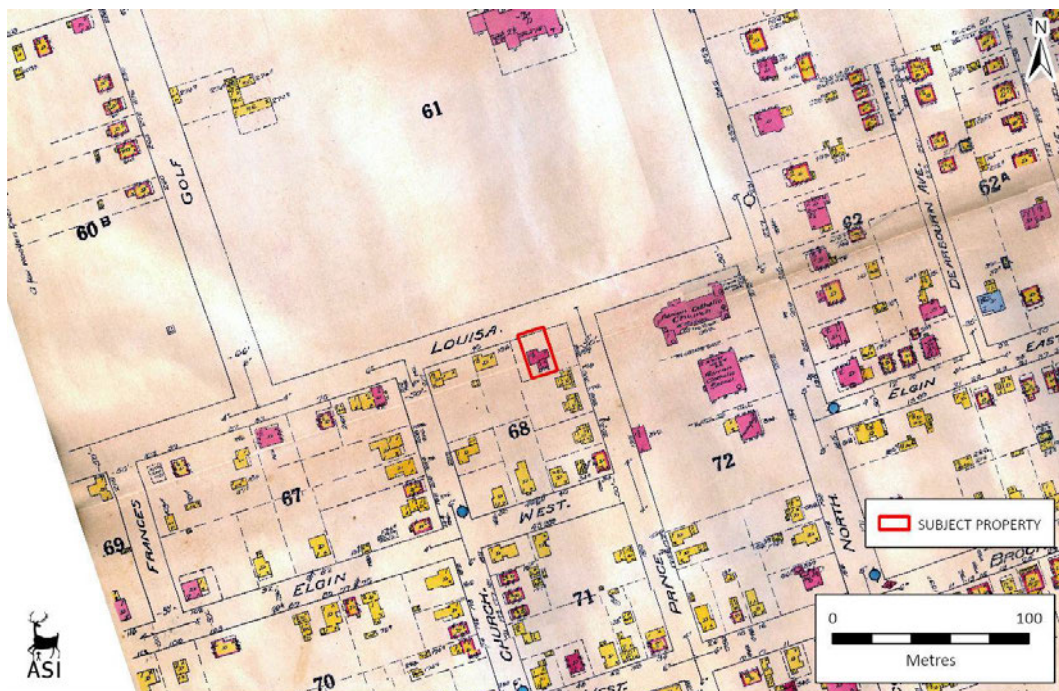


Figure 6: The location of the subject property overlaid on a 1921 City of Oshawa Fire Insurance Plan (Goad, 1921).





Figure 7: The location of the subject property overlaid on a 1938 City of Oshawa Fire Insurance Plan (Underwriter's Survey Bureau Ltd, 1938).



Figure 8: The location of the subject property overlaid on a 1954 aerial photograph of Oshawa (Hunting Survey Corporation Limited, 1954).



Figure 9: The location of the subject property overlaid on a 1976 topographic map (Department of Energy, Mines and Resources, 1976).

### 4.3 Discussion of Physical and Design Value

The following discusses the physical and design value of the subject property.

#### 4.3.1 Physical Characteristics

The property at 37 Adelaide Avenue is in the City of Oshawa (Figure 17 to Figure 41) on the south side of Adelaide Avenue West, just west of Prince Street and has a limited setback from the road. The property features a one-and-a-half storey single detached residence, a landscaped garden, and a partially fenced-in yard. The wooden fence extends along the northern border of the property and ends at the driveway.

#### Landscape

The front yard of the subject property has a short, angled, cobblestone driveway that provides access to the residence on the west side of the property. A concrete pathway leads from the Adelaide Avenue West sidewalk to the





covered porch at the entryway to the home. A short white picket fence runs along the front of the property at the sidewalk. There are gardens between the driveway and the pathway and along the eastern property line where there is also a large mature tree. There is a small Japanese Maple tree near the northwest corner of the residence (Figure 17).

The backyard is surrounded by wooden privacy fencing on the south and west sides and an aluminium fence on the east. There are several shrubs and small trees around the property at the fence line (Figure 18).

## **Residence Exterior**

The residence at 37 Adelaide Avenue West is a one-and-a-half storey single detached residence constructed circa 1860. The building is constructed in the vernacular Gothic Revival style. It has a T-shaped plan with a single-storey extension on the rear of the structure (southern elevation) and a porch added to the primary façade (northern elevation) (Figure 19). The structure is constructed of dichromatic brick with buff brick as main construction material and red brick used to add decorative details including the window and door headers, the eastern sill in the rear extension, and quoining (Figure 20). The windows on the structure vary in size and shape. The roof is cross-gabled and clad in asphalt shingles with a small, steeply pitched gable on the western elevation and a small dormer on the southern side. The foundations are fieldstone. Changes in the exterior brick indicate that several changes have been made to the residence over time including the closure of windows and doors, the shortening of the second floor windows, the extension at the rear of the structure, and the removal of a former porch and addition of a smaller porch on the primary façade (Figure 21).

Most of the windows are wooden sash windows; however, there are also several casement windows on the first floor. The windows generally have wooden sills, some of which have been covered in aluminium (Figure 22). The windows on the rear extension have either brick or stone sills. The west facing window on the rear extension features a wooden double-arch detail which is in



keeping with the vernacular Gothic Revival style of the house (Figure 23). The western elevation of the house has a decorative ogee window within a gable in the central bay of the elevation. The window features a double arch design with a curved diamond in the apex of the ogee shape. The wooden frame and sash appear to be original to the structure. The window has a decorative red brick header and wooden sill. Presently, there is plexiglass serving as a storm window (Figure 24).

The western façade, with its symmetrical, three bay design and ogee window is representative of the vernacular Gothic Revival architectural style of the home. The presence of a red brick header and different coloured brick in the centre of the elevation on the first storey indicate that a narrow central doorway or a tall window was bricked in at some point in the building's history (Figure 25). The painted wooden soffits in the eaves can still be seen in the central gable around the ogee window, and these continue around the residence.

The eastern elevation of the structure sits close to the property line and neighbouring structure. It maintains the dichromatic brick design of the other elevations of the original portion of the structure. The number 16 is affixed to the quoining on the southern side of this elevation, likely a remnant from when the building's address was 216 Prince Street (Figure 26).

The rear extension is constructed of similar buff brick to the main residence, indicating it was likely added not long after the construction of the original building. The building interior with exposed exterior brick walls confirms that this portion of the building was likely not part of the original construction or had a much different configuration or relationship to the T-shaped portion of the building. The extension appears to have been repaired and rebuilt several times, with sections where the brick has been replaced and portions of the brick showing residual signs of metal lathe and plaster (Figure 27). The foundations of the extension are fieldstone with cement parging on the southern and western elevations. There are pieces of lumber up against the foundations along most of the southern elevation.



## Building Interior

The main floor of the house consists of five rooms. Most of the flooring and much of the wooden trim on the first floor of the building had been replaced over time (Figure 28), however some the original trim and wood can still be seen, particularly in the room at the northeast corner of the house. In this room the window trim has been retained, as has the wainscotting (Figure 29). The kitchen and the basement access are located in the rear extension (Figure 30).

The second floor of the house consists of an open space at the top of the stairs, two bedrooms, a bathroom, and a small laundry area. The flooring on the second floor generally appears to be the original wide plank pine floors (Figure 31). The ogee window sits within the open space on the second floor. At some point the interior of this space was reconfigured, which positioned the ogee window in a corner storage space leading to the laundry area. The ogee window's wooden frame is intact and appears to be in good condition (Figure 32). The bedrooms are located under the sloping eaves of the building and the bathroom is in a small dormered area on the southern side of the structure (Figure 33).

In the basement the fieldstone foundations of the building can be seen in the upper portion of the walls. The lower two-thirds are concrete block. Several of the house's main support beams are un-milled tree trunks (Figure 34).

### 4.3.2 Building Evolution and Alterations

The subject building at 37 Adelaide Avenue West was constructed circa 1860. Records relating to building alterations were not available at the time of report preparation, therefore this assessment is based on a visual assessment of the property performed during field review.

The present-day porch over the entry way is likely an early- to mid-twentieth century addition. While the brick used in the porch matches the red colouring of the original structure, it is a much harder, smooth faced brick (Figure 35). Marks in the brick on the primary façade indicate that this porch replaced an earlier





structure that extended out over the western half of the elevation (Figure 36). Similar marks in the brick on the southern façade indicate a former covered porch on that side as well.

Differences in the brick on the exterior of the building also show signs of alterations including repositioning the front door from the north-facing wall in the recessed portion of the northern elevation to its current east-facing position. A gap in the interior wainscotting also indicates the door's former position (Figure 37). A tall window or door on the western elevation has also been bricked in and all the windows on the second floor have been shortened by four courses of brick at the bottom.

Due to the similarity of the brick used in the construction of the rear extension to the brick used in the original residence, it is assumed that the extension was added soon after the construction of the main house. Differences in the brick in the extension walls, indicate that it has been repaired and reconstructed several times (Figure 38). The former exterior wall of the residence is visible from inside the kitchen in the rear extension (Figure 39).

The interior of the residence has also been reconfigured several times to accommodate new technologies and the changing needs of its residents. Some of the early changes would have included the addition of electricity, a forced air heating system (evidenced by iron grates in the baseboards), a modern kitchen, and bathrooms (Figure 40). A major reconfiguring of the space likely took place when the building was subdivided into two rental units in the 1970s and then again when it was re-converted to a single-family home. The interior staircase appears to have been moved at some point, possibly during one of these renovations to provide a separate entrance to the upper unit. A fireplace or stove has been removed from the room at the northeast corner of the residence (Figure 41). Its position is indicated by a remnant stone hearth in the floor and a brick chimney above.

### 4.3.3 Building Style

The residence on the subject property is a vernacular interpretation of the Gothic Revival architectural style. Gothic Revival residences are distinguished by their gables and use of Gothic detailing, including arched windows, bargeboards, and finials. This style was one of the most common domestic styles in Ontario amongst European settlers, though often taking the form of a vernacular cottage. While architect-designed Gothic Revival buildings are found throughout Ontario, the prevalence of the Gothic Revival style is owed more to the availability of plans and forms set in pattern books that were popular with the middle class, farmers, and other rural settlers (Mikel, 2004). These Gothic vernacular cottages were typically one-and-a-half storeys, would have a gable-end, symmetrically balanced with a central door flanked by a window on either side. The houses would be individualized with available details and finishes including arched windows and decorative trim (Mikel, 2004). Another feature was the use of two tones of brick, usually a red brick with buff or yellow brick to highlight. This is known as dichromatic brickwork, which was a vernacular attempt at producing the polychromatic effect (Blumenson, 1990). Typical designs for Gothic Revival homes from the period are included below in Figure 10 and Figure 11, the subject residence closely follows the T-shaped plan shown in Figure 11, with very few exceptions.

The residence on the subject property retains many elements of the Gothic Revival style, including the plan, massing, gable roof, and fenestration. The residence also has dichromatic brick, though the colours are reversed from the more common practice of red brick with buff accents. The western elevation of the residence in particular is representative of the style with its symmetrical three-bay design and small gable with ogee window. The elevation would have originally had a window or door below the ogee window, which has since been bricked in. Typically, façades with this design contain a simple rectangular or arched window; however, the added detail of the ogee window in this elevation is uncommon and evidences a higher level of craftsmanship than is often seen in vernacular Gothic Revival residences.



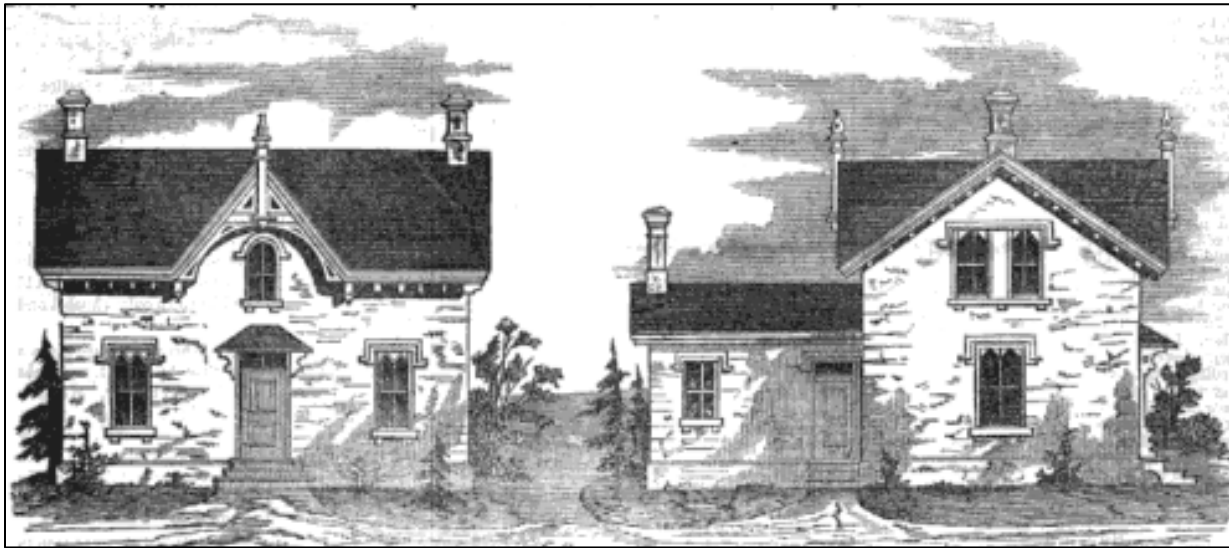


Figure 10: Illustration of a vernacular Gothic Revival house from *The Canada Farmer*, vol. 2, 1865 (Clarke, 1865).



Figure 11: Illustration of a vernacular Gothic Revival house from *The Canada Farmer*, vol. 1, 1864 (Clarke, 1864).

## Examples in the City of Oshawa

Within the City of Oshawa there are many examples of Gothic Revival residences that have similar dates of construction and architectural elements that are reflective of this style along with the subject property.

Within the same neighbourhood as the subject property is 218 Centre Street North. The house is a vernacular Gothic Revival residence, constructed in 1868. The property is listed as a “Class B” property in the Heritage Oshawa Inventory of City of Oshawa Heritage Properties (Heritage Oshawa, 2023). Set at the southwest corner of Adelaide Avenue West and Centre Street North, the original portion of the residence faces east and appears to have had a rectangular plan. There is a large two-storey addition on the rear of the structure which includes a sizeable front-facing gable above the original roofline and a covered porch on the southern elevation. The porch on the primary façade (eastern elevation) has been enclosed. The structure has an ogee window in a front-facing gable on the primary façade, though the frame and sash appears to have been replaced. While the structure was constructed as a residence, it has since been converted for commercial use and presently houses the offices of an insurance company (Figure 12).



Figure 12: The structure at 218 Centre Street North, looking west (A.S.I., 2024).

Another example within the neighbourhood is the property at 17 Brock Street West and the residence was constructed in 1860. The property is listed as a “Class A” property in the Heritage Oshawa Inventory of City of Oshawa Heritage Properties (Heritage Oshawa, 2023). The original structure is a single-storey residence with an irregular plan, irregular gable roof, and cut stone foundations. There is a large two-storey addition on the rear of the structure (which was constructed after 2020 based on a review of images on Google Streetview) and a covered entryway on the southern elevation which appears to be a twentieth-century addition. The entire structure, including the rear addition is clad in dark blue aluminum siding. The door surround on the primary façade (eastern elevation) appears to be original, however the windows and doors on the original structure appear to be modern replacements within their original openings. While the structure was constructed as a residence, it has since been converted for commercial use and presently houses a medical office (Figure 13).





Figure 13: The structure at 17 Brock Street West, looking west (A.S.I., 2024).

Located approximately 1.8 kilometres from 37 Adelaide Avenue West is 356 Simcoe Street South. The Gothic Revival residence was constructed in 1880. The property is listed as a “Class B” property in the Heritage Oshawa Inventory of City of Oshawa Heritage Properties (Heritage Oshawa, 2023). The building is a single-storey residence with a rectangular plan, a rear extension, central gable on the front façade (eastern elevation), hipped roof, and fieldstone foundations. There is an ogee window beneath the central gable. The windows appear to have all been replaced; however, the openings appear to be original. The building has dichromatic brickwork and the buff brick is used for the quoining and window arches. While the structure was constructed as a residence, it has since been converted for commercial use and presently houses a medical office (Figure 14).





Figure 14: The structure at 356 Simcoe Street South, looking west (Google Streetview, 2024).

Located approximately 3.2 kilometres from 37 Adelaide Avenue West is 856 Simcoe Street South. The Gothic Revival residence was constructed in 1870 and is listed as a “Class B” property in the Heritage Oshawa Inventory of City of Oshawa Heritage Properties (Heritage Oshawa, 2023). The structure is a one-and-a-half storey brick residence with a rectangular plan and a rear extension, central gable on the front façade (eastern elevation), hipped roof, and fieldstone foundations (Figure 15). There is an ogee window beneath the central gable. The windows appear to have all been replaced; however, the openings appear to be original. Minutes from a Heritage Oshawa meeting that discussed this residence noted the ogee window as a rare design (Heritage Oshawa, 2020).



Figure 15: The residence at 856 Simcoe Street South, looking west (Google Streetview, 2024).

## 4.4 Discussion of Contextual Value

The following section discusses the contextual value of the subject property.

### 4.4.1 Setting and Character of the Property and Surroundings

The subject property at 37 Adelaide Avenue West is approximately 317 square metres in size and is located in an urban context within the City of Oshawa.

Historically, the residence was located just outside the limits of the Village of Oshawa, but within the settlement area. Presently, the property is situated within a residential neighbourhood which has a mixture of residential properties dating from the late nineteenth through the mid-twentieth century. This means that the subject property is likely the oldest or one of the oldest in the area with the others being constructed following the 1865 H-50010 Plan of Subdivision and several associated Additional Plans. Built circa 1860, the residence on the property initially sat just beyond the limits of the historical village. However, it



was quickly engulfed by Warren's Additional Plan, which expanded both the coverage of the H-50010 Plan of Subdivision and the size of the village. The subject residence's early construction date and its position just outside the historical village is indicative of the beginning of Oshawa's early growth from a small village in the mid-nineteenth century into the sprawling town and commercial/industrial centre it became in the latter half of the century.

The neighbourhood has many mature trees and nearly every property in the vicinity of the subject property is identified on the City of Oshawa's inventory of properties over 70 years of age, with several also identified as "Class A" or "Class B" properties in the Heritage Oshawa Inventory of City of Oshawa Heritage Properties<sup>6</sup>. The Parkwood Estate National Historic Site, an early twentieth century neoclassical mansion and gardens, is located on the opposite side of Adelaide Avenue West, from the subject property (Figure 16). A church and school sit on the lot on the opposite side of Prince Street to the east. The church dates to 1892 and the school to 1927. Both structures are identified as "Class A" properties (Figure 42) (Heritage Oshawa, 2023).

To the rear of the property, a low-rise condominium was under construction at the time of field review. Simcoe Street North, to the east, is an arterial roadway with mixed residential and commercial properties. Many of the commercial properties are late nineteenth to early twentieth century residences that have been converted for commercial use (Figure 43).

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<sup>6</sup> "Class A" properties have been determined to have the highest potential for designation and "Class B" to have good potential for designation.





Figure 16: Map showing the heritage status of properties near the subject property at 37 Adelaide Avenue West (Source: Esri; Heritage data: City of Oshawa)



## 4.4.2 Community Landmark

The subject property at 37 Adelaide Avenue West is not considered to be a visually prominent landmark within the local context, whereby the residence is visually distinctive or distinguished in stark ways from its surroundings either through the use of architectural features, materials, built form, height, or arrangement on the lot. The size and massing of the house, including its lotting pattern are typical of a residential property within the local context. The subject property is not distinctive from the surrounding structure and is seasonally partially obscured by the vegetation and mature trees on the property.

## 5.0 Heritage Evaluation

The evaluation of the subject property at 37 Adelaide Avenue West using the criteria set out in Ontario Regulation 9/06 is presented in the following section. The following evaluation has been prepared in consideration of data regarding the design, historical/associative, and contextual values in the City of Oshawa.

### 5.1 Ontario Regulation 9/06

Evaluation of the subject property at 37 Adelaide Avenue West using Ontario Regulation 9/06 of the *Ontario Heritage Act*.

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:
  - The subject property is a vernacular Gothic Revival residence constructed circa 1860. The residence is an early example of Gothic Revival construction in the City of Oshawa and maintains many representative features of the architectural style including the T-shaped plan, ogee window and Gothic-style double arched window, and dichromatic brick construction. The ogee window is a rarer decorative feature for the style.
  - The subject property meets this criterion.



2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit:
  - The construction of the ogee window on the western elevation of the structure evidences a higher degree of craftsmanship than is typical of vernacular Gothic Revival residences from this period, which generally incorporate rectangular or simple arched windows.
  - The subject property meets this criterion.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement:
  - The residence does not demonstrate a high degree of technical or scientific achievement.
  - The subject property does not meet this criterion.
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:
  - The subject property is not known have any direct associations with a theme, event, belief, person, activity, or organization that is significant to the community at this time.
  - The subject property does not meet this criterion.
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:
  - The property is not known to yield information that contributes to an understanding of a community or culture, and which has not been otherwise addressed through alternative criterion.
  - The subject property does not meet this criterion.
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:
  - While the property is associated with the Manuel, King, and Leask families, a review of the local histories did not reveal any outstanding





association between this property, its inhabitants, and their role in the community. Furthermore, neither the architect nor the builder of the residence are known.

- The subject property does not meet this criterion.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area:
- The property is located within residential context that was generally developed in the late nineteenth to early twentieth century. While the subject property supports the character of the area, this context would not be significantly altered or weakened if the residence were to be removed.
  - The subject property does not meet this criterion.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings:
- The structures in the immediate vicinity of the subject property were constructed after the subject residence and are not physically, functionally, or visually linked to the subject property beyond being structures in a residential development. The subject property is also not known to have any direct links to the Parkwood National Historic Site located across the street.
  - The subject property does not meet this criterion.
9. The property has contextual value because it is a landmark:
- The subject property is not considered to be a landmark. The size and massing of the house, including its lotting pattern are typical of a residential property within the local context. The subject property is not distinctive from the surrounding structures and is located on a residential side street, which does not have high vehicle or pedestrian traffic.
  - The subject property does not meet this criterion.



Based on available information, it has been determined that the property at 37 Adelaide Avenue West in the City of Oshawa meets two of the criteria contained in Ontario Regulation 9/06 and is considered to have cultural heritage value or interest.

## 6.0 Conclusions and Next Steps

This evaluation was prepared in consideration of data regarding the design, historical/associative, and contextual values within the City of Oshawa. This evaluation determined that the property at 37 Adelaide Avenue West meets the criteria outlined in *Ontario Heritage Act* Regulation 9/06 and therefore has cultural heritage value or interest. The property is an early representative example of the Gothic Revival architectural style and the ogee window in the western elevation is a rare feature of the architectural style and shows a high degree of craftsmanship. Despite several alterations over time, many key features of the original structure have been retained and the building continues to express a high integrity. It retains its original function as a single-family home.

The following recommendation is proposed:

1. Based on the results of research, analysis and heritage evaluation activities, this property meets at least two criteria presented in Ontario Regulation 9/06 of the *Ontario Heritage Act* and therefore, the municipality may consider designation of this property under Part IV of the *Ontario Heritage Act*.



## 7.0 Draft Statement of Cultural Heritage Value and Heritage Attributes

This section provides the description of the property, a description of its cultural heritage value or interest, and a list of associated heritage attributes.

### Description of Property

The property at 37 Adelaide Avenue West features a one-and-a-half storey single detached residence constructed circa 1860. The residence is constructed of dichromatic brick in a vernacular Gothic Revival-style, with an ogee window in a central gable in the western elevation. The property is located on the south side of Adelaide Avenue West, just west of Prince Street.

### Cultural Heritage Value or Interest

The property at 37 Adelaide Avenue west has physical and design value as an early representative example of a Gothic Revival structure within the City of Oshawa and for its high level of craftsmanship. The residence was constructed circa 1860 and is an early example of a structure of its type in the local context, pre-dating much of the surrounding neighbourhood and the growth of the city limits. Its position just outside the limits of the historical Village of Oshawa is a clear marker of the start of urban growth outside the village. The residence is a representative expression of vernacular Gothic Revival residential buildings and maintains many features typically associated with the style including its plan, height, massing, ogee window, Gothic-style double arched window, other fenestration, and dichromatic brick construction. The ogee window within a central gable in the western elevation shows a higher degree of craftsmanship than is typical of the style which is generally characterized by simple arched windows. The addition of this decorative shape to the window shows the skill of the craftsman who constructed it.



## Heritage Attributes

- One-and-a-half storey residence with a T-shaped plan and rear extension;
- Fieldstone foundations;
- Dichromatic brick construction with buff brick used as the main cladding material and red brick used for decorative window and door headers and quoining;
- Cross-gable roof and projecting eaves;
- Original casement and sash windows on all elevations with wooden sills;
- Double arched Gothic-style casement window in the western elevation of the rear extension; and
- Original ogee window in the central bay of the western façade, including: the frame, sash, brick headers and wooden sill.

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## Appendix A: Qualified Persons Involved in the Project

**Rebecca Sciarra, M.A., C.A.H.P.**

**Partner, Director - Cultural Heritage Division**

The Principal-in-Charge for this Heritage Research Report is **Rebecca Sciarra** (M.A., Canadian Studies). She was responsible for: overall project scoping and approach; confirmation of technical findings and study recommendations; application of relevant standards, guidelines and regulations; and implementation of quality control procedures. Rebecca is a Partner and Director of the Cultural Heritage Division. She is responsible for the highest-level management of a busy and diverse team of heritage professionals who apply their expertise across a broad range of public and private sector clientele. Rebecca also provides oversight and quality assurance for all deliverables, maintaining responsive and prompt client communications, and providing heritage clients with a direct connection to corporate ownership. In addition to her role as Director of the Cultural Heritage Division, Rebecca is academically trained in heritage conservation principles and practices. She has led a range of high profile and complex heritage planning and conservation management projects for public and private sector clients. Her experience in both the private and public sectors has involved providing expertise around the strategic development of policies and programs to conserve Ontario's cultural heritage resources as part of environmental and land-use planning processes. She has worked with municipal, provincial, federal and private sector clients to lead heritage evaluations and assessment as part of area planning studies, including secondary plans, heritage conservation district studies, and master plans. Rebecca is a member of I.C.O.M.O.S. Canada and the Canadian Association of Heritage Professionals.



**Kristina Martens, B.A., Dipl. Heritage Conservation**  
**Senior Cultural Heritage Specialist, Assistant Manager - Cultural Heritage Division**

The Senior Project Manager for this report is **Kristina Martens** (B.A., Diploma Heritage Conservation), who is a Senior Cultural Heritage Specialist and Assistant Manager within the Cultural Heritage Division. She was responsible for: overall project scoping and approach; development and confirmation of technical findings and study recommendations; application of relevant standards, guidelines and regulations; and implementation of quality control procedures. She has over ten years of experience in the field of cultural heritage planning and management as a conservator and heritage consultant with Vitreous Glassworks and Taylor Hazell Architects prior to joining A.S.I. in 2018. Kristina brings a cultural landscape focus to the heritage planning process and draws on holistic methods for understanding the interrelationships between natural, built and intangible heritage. Kristina has extensive experience conducting field surveys and heritage analysis, including the comprehensive documentation and evaluation of cultural heritage resources in urban and rural settings. She brings together her experience in research, project management, documentation, built form and spatial analysis, architectural history, and built heritage conservation with the practical application of Ontario Regulation 9/06 and 10/06 of the *Ontario Heritage Act* and writing statements of cultural heritage value. Kristina is a graduate of the prestigious Willowbank School.

**Kirstyn Allam, B.A. (Hon), Advanced Dipl. in Applied Museum Studies**  
**Cultural Heritage Analyst, Project Manager - Cultural Heritage Division**

The Project Manager for this report is **Kirstyn Allam** (B.A. (Hon.), Advanced Diploma in Applied Museum Studies), who is a Cultural Heritage Analyst, and Project Manager within the Cultural Heritage Division. She was responsible for the day-to-day management activities, including scoping of research activities and site surveys and drafting of study findings and recommendations. Kirstyn Allam's education and experience in cultural heritage, historical research, archaeology, and collections management has provided her with a deep



knowledge and strong understanding of the issues facing the cultural heritage industry and best practices in the field. Kirstyn has experience in heritage conservation principles and practices in cultural resource management, including three years' experience as a member of the Heritage Whitby Advisory Committee. Kirstyn also has experience being involved with Stage 1-4 archaeological excavations in the Province of Ontario.

**Michael Wilcox, P.h.D.**

**Historian – Cultural Heritage Division**

One of the report writers for this report is **Michael Wilcox** (P.h.D., History), who is a historian within the Cultural Heritage Division. He was responsible for preparing and contributing to background historical research, reviewing existing heritage inventories, and technical reporting for this project. His current responsibilities focus on identifying and researching historical documents as well as background research, assessment, and evaluation of cultural heritage resources in Ontario. He has over a decade of combined academic and workplace experience in conducting historical research and crafting reports, presentations, articles, films, and lectures on a wide range of Canadian history topics.

**Leora Bebko, M.M.St.**

**Cultural Heritage Technician, Technical Writer and Researcher - Cultural Heritage Division**

One of the Cultural Heritage Technicians for this project is **Leora Bebko** (M.M.St.), who is a Cultural Heritage Technician and Technical Writer and Researcher within the Cultural Heritage Division. She was responsible for preparing and contributing research and technical reporting. In Leora's career as a cultural heritage and museum professional she has worked extensively in public programming and education within built heritage spaces. Leora is particularly interested in the ways in which our heritage landscapes can be used to facilitate public engagement and interest in our region's diverse histories. While completing her Master of Museum Studies she was able to combine her interest in heritage architecture and museums by focusing on the historic house



museum and the accessibility challenges they face. As a thesis project, Leora co-curated the award-winning exhibit *Lost & Found: Rediscovering Fragments of Old Toronto* on the grounds of Campbell House Museum. Since completing her degree, she has worked as a historical interpreter in a variety of heritage spaces, learning a range of traditional trades and has spent considerable time researching heritage foodways and baking in historic kitchens. In 2022, she joined ASI's Cultural Heritage team as a Cultural Heritage Technician.





## Appendix B: Existing Conditions Photographs

### Residence Photographs



Figure 17: The front of the subject property at 37 Adelaide Avenue West, looking south (A.S.I., 2024).



Figure 18: The back yard of the subject property looking east from the southwest corner of the property (A.S.I., 2024).



Figure 19: The primary façade (northern elevation) and eastern elevation of the subject residence (A.S.I., 2024).





Figure 20: Detail view of the quoining on the eastern elevation showing the dichromatic brick (A.S.I., 2024).



Figure 21: A bricked in window on the western elevation (A.S.I., 2024).





Figure 22: A former casement window on the northern elevation (A.S.I., 2024).

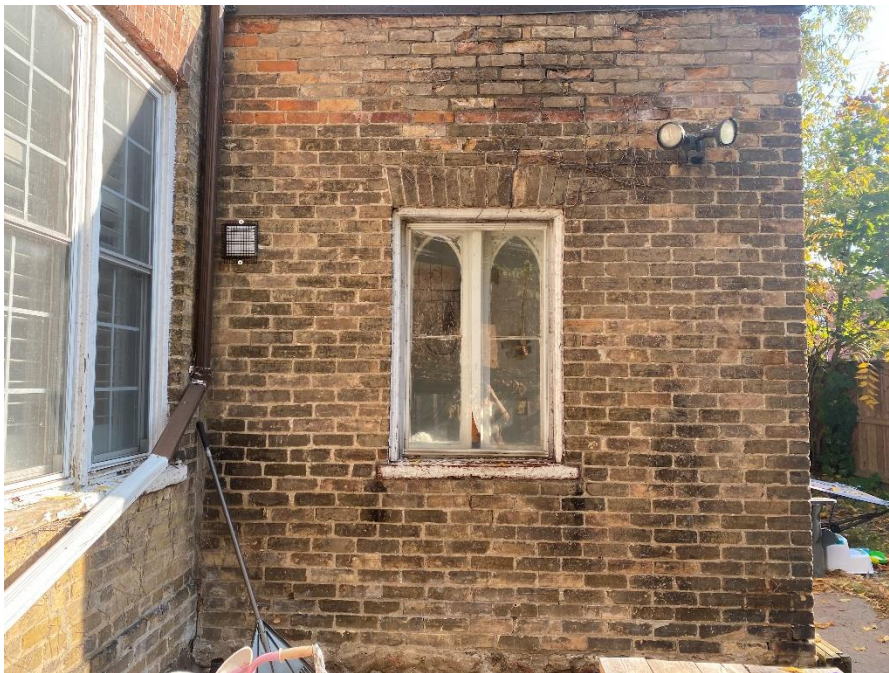


Figure 23: The Gothic casement window on the rear extension (A.S.I., 2024).



Figure 24: Detail view of the ogee window in the western façade (A.S.I., 2024).



Figure 25: The western façade of the subject residence looking south (A.S.I., 2024).





Figure 26: The eastern elevation of the subject residence looking north. The number 16 is just visible in the red brick quoining (A.S.I., 2024).



Figure 27: The rear extension, looking northeast (A.S.I., 2024).

**M.F.I.P.P.A. Sec. 14(1)**

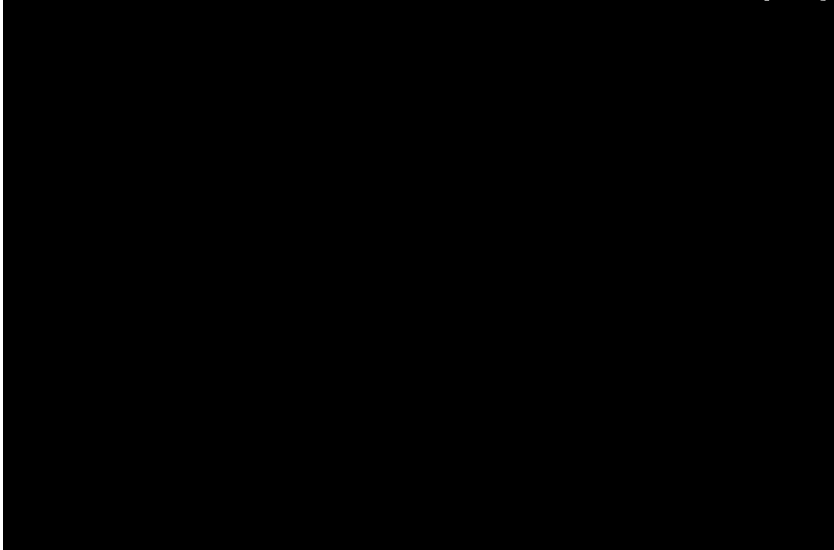


Figure 28: The front room at the northwest corner of the residence, looking northeast (A.S.I., 2024).

## M.F.I.P.P.A. Sec. 14(1)

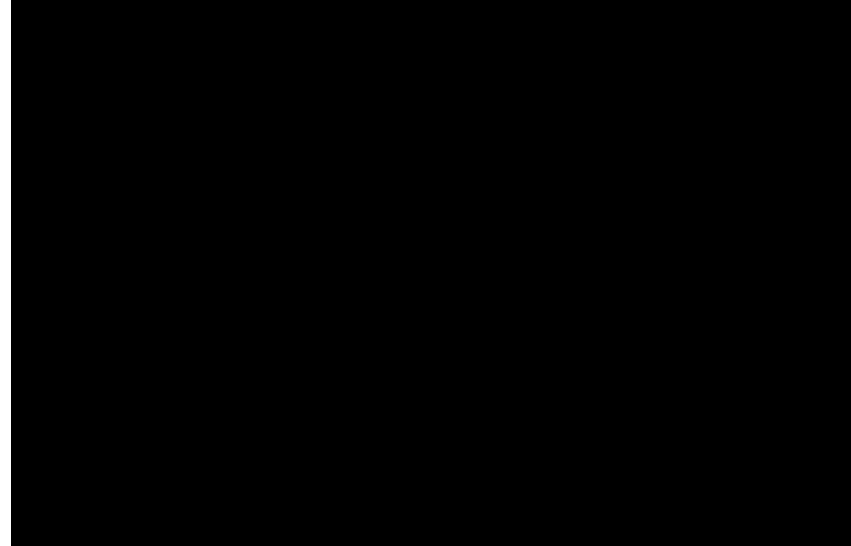


Figure 29: The room at the northeast corner of the residence. The original trim and wainscotting is visible (A.S.I., 2024).

## M.F.I.P.P.A. Sec. 14(1)

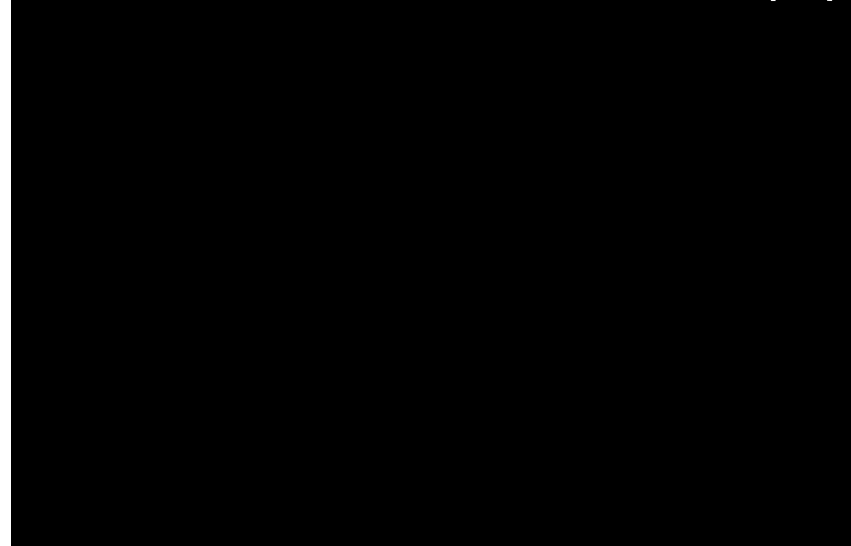


Figure 30: The kitchen in the rear extension (A.S.I., 2024).

M.F.I.P.P.A. Sec. 14(1)



Figure 31: Detail view of the pine floors on the second floor (A.S.I., 2024).

M.F.I.P.P.A. Sec. 14(1)



Figure 32: The open space on the second floor looking northwest from the stairs. The interior of the ogee window is visible (A.S.I., 2024).

M.F.I.P.P.A. Sec. 14(1)



Figure 33: The eastern bedroom in the subject residence (A.S.I., 2024).

M.F.I.P.P.A. Sec. 14(1)



Figure 34: The basement of the subject residence showing the foundations and tree trunk post (A.S.I., 2024).





Figure 35: The early- to mid-twentieth century porch on the primary façade (northern elevation) (A.S.I., 2024).



Figure 36: Detail view of the markings on the brick in the northern façade indicating an early covered porch (A.S.I., 2024).



Figure 37: The present-day front door and the location of the original front door to the left. (A.S.I., 2024). Note the different colour brick.

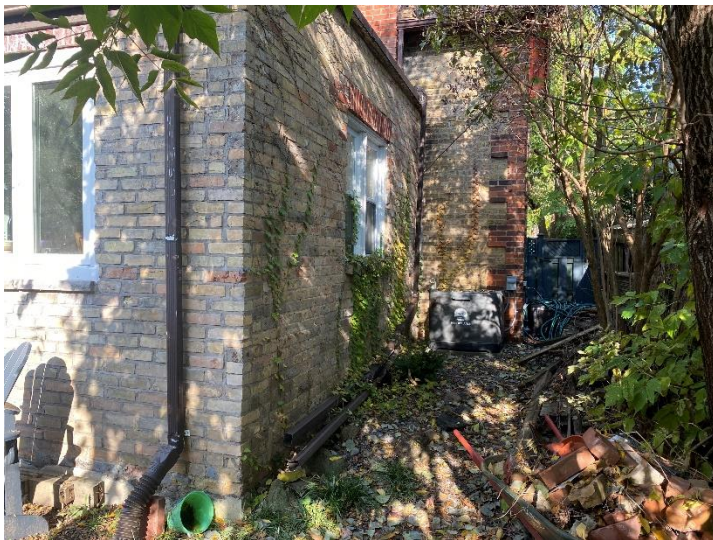


Figure 38: The southeast corner of the rear extension (A.S.I., 2024). Note the different bricks and visible repairs to the walls.

M.F.I.P.P.A. Sec. 14(1)



Figure 39: The former exterior wall, looking west from inside the extension (A.S.I., 2024).

M.F.I.P.P.A. Sec. 14(1)



Figure 40: An iron heating grate in the baseboards (A.S.I., 2024).



M.F.I.P.P.A. Sec. 14(1)



Figure 41: The remnant stone hearth in the room at the northeast corner (A.S.I., 2024).

### Contextual Photographs



Figure 42: Adelaide Avenue West, looking southeast towards the church (A.S.I., 2024). The subject property is circled in red.



Figure 43: Simcoe Street North, looking north. The school and church are visible on the left (A.S.I., 2024).