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ONTARIO HERITAGE TRUST

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RECEIVED

Central Lake Ontario Conservation Authority (C.L.O.C.A.)
Chris Darling, MCIP, RPP, CAO
100 Whiting Avenue
Oshawa, Ontario
L1H 3T3

**Re: Notice of Intent to Designate
100 Whiting Avenue**

Pursuant to Part IV of the Ontario Heritage Act, R.S.O. 1990, Chapter O. 18, please be advised that the Council of the Corporation of the City of Oshawa intends to designate the following property as a property of cultural heritage value or interest:

100 Whiting Avenue (described as PT LT A PL 128 EAST WHITBY; PT LT C70 SHEET 29 PL 335 OSHAWA; PT LT C11, C12 SHEET 30 PL 335 OSHAWA; PT LT 1 RCP 833 OSHAWA AS IN D173360 EXCEPT PT 2-7 40R25247 AND PARTS 1, 2 AND 3 ON 40R27620 T/W D551597 S/T D173360, S/T D387467, OS83670, OS84732; TOGETHER WITH AN EASEMENT AS IN D551597; SUBJECT TO AN EASEMENT AS IN D173360; SUBJECT TO AN EASEMENT AS IN D387467; SUBJECT TO AN EASEMENT AS IN OS83670; SUBJECT TO AN EASEMENT AS IN OS84732; SUBJECT TO AN EASEMENT IN GROSS OVER PART LOT C-70 SHEET 29 PLAN 335, PARTS 1, 2, 3, 4, 12, 13, 14, 15, 16, 17, 18, 19 AND 20 ON 40R27618 AS IN DR1128167; SUBJECT TO AN EASEMENT IN GROSS OVER PART LOT C-11 SHEET 30 PLAN 335, PARTS 6, 7, 8, 9, 10, 22, 23 AND 25 ON 40R27618 AND PARTS 1, 2, 3, 4, 5, 6 AND 7 ON 40R27619 AS IN DR1128167; SUBJECT TO AN EASEMENT IN GROSS OVER PART LOT C-70 SHEET 29 PLAN 335 AND PART LOT C-11 SHEET 30 PLAN 335, PARTS 5, 11 AND 21 ON 40R27618 AS IN DR1128167; SUBJECT TO AN EASEMENT IN GROSS OVER PART LOT C-70 SHEET 29 PLAN 335, PART 24 ON 40R27618 AS IN DR1128168; CITY OF OSHAWA), City of Oshawa

Reasons for the Proposed Designation

Location and Description of Property

100 Whiting Avenue is located in the Oshawa Creek valley, at the westerly terminus of Whiting Avenue. The property is generally bounded by lots fronting onto Robson Street and Simcoe Street South to the east, Wentworth Street West to the south, City-owned valley lands to the north, and Cordova Valley Park and residential development to the west.

The 11.94 hectare (29.5 acre) property has been owned by the Central Lake Ontario Conservation Authority (C.L.O.C.A.) since 1984, and currently serves as its headquarters location. The main building on the property was erected in the mid-1920s (before 1927) as the Robson Tannery corporate head office. It is built in the Modern Classical style, with golden-yellow or buff brick with white stone accents, uncharacteristic of most historic industrial construction. In near original condition, the building is a lone survivor of a much larger industrial complex, and is unusually stylish.

Legal Description

The property at 100 Whiting Avenue is identified as:

PT LT A PL 128 EAST WHITBY; PT LT C70 SHEET 29 PL 335 OSHAWA; PT LT C11, C12 SHEET 30 PL 335 OSHAWA; PT LT 1 RCP 833 OSHAWA AS IN D173360 EXCEPT PT 2-7 40R25247 AND PARTS 1, 2 AND 3 ON 40R27620 T/W D551597 S/T D173360, S/T D387467, OS83670, OS84732; TOGETHER WITH AN EASEMENT AS IN D551597; SUBJECT TO AN EASEMENT AS IN D173360; SUBJECT TO AN EASEMENT AS IN D387467; SUBJECT TO AN EASEMENT AS IN OS83670; SUBJECT TO AN EASEMENT AS IN OS84732; SUBJECT TO AN EASEMENT IN GROSS OVER PART LOT C-70 SHEET 29 PLAN 335, PARTS 1, 2, 3, 4, 12, 13, 14, 15, 16, 17, 18, 19 AND 20 ON 40R27618 AS IN DR1128167; SUBJECT TO AN EASEMENT IN GROSS OVER PART LOT C-11 SHEET 30 PLAN 335, PARTS 6, 7, 8, 9, 10, 22, 23 AND 25 ON 40R27618 AND PARTS 1, 2, 3, 4, 5, 6 AND 7 ON 40R27619 AS IN DR1128167; SUBJECT TO AN EASEMENT IN GROSS OVER PART LOT C-70 SHEET 29 PLAN 335 AND PART LOT C-11 SHEET 30 PLAN 335, PARTS 5, 11 AND 21 ON 40R27618 AS IN DR1128167; SUBJECT TO AN EASEMENT IN GROSS OVER PART LOT C-70 SHEET 29 PLAN 335, PART 24 ON 40R27618 AS IN DR1128168; CITY OF OSHAWA

Statement of Cultural Heritage Value or Interest

The cultural heritage value of 100 Whiting Avenue derives from the remaining presence of the former Robson Tannery corporate head office building, an unusually stylish building for an industrial site. Constructed in the mid-1920s, it features an uncharacteristic colour of golden-yellow or cream brick with white stone. The building serves as a reminder of the site's contribution to supporting Oshawa's tanning industry, which until the demise of Robson-Lang Leathers Ltd. in 1977 was the City's oldest industrial activity.

The decade of the 1920s was a significant period of expansion for the Robson Leather Co. Ltd. Construction activity during that period included the former Robson Tannery office building now known as the C.L.O.C.A. building at 100 Whiting Avenue.

The current 29.5 acre (11.94 hectare) site of the former Robson Tannery corporate head office building has been owned by C.L.O.C.A. since 1984, and now serves as its headquarters location. The main building on the property was erected in the mid-1920s (before 1927) as the Robson Tannery corporate head office. It is designed in the Modern Classical style, with golden-yellow or buff brick with stone accents, uncharacteristic of most historic industrial construction. In near original condition, the building is a lone survivor of a much larger industrial complex.

Heritage Attributes

The key heritage attributes of 100 Whiting Avenue that reflect its value as an important link to the history of Oshawa consist of the following:

- The style – The style of the building is representative of Modern Classicism, which was a popular style in the 1920s. This is expressed in the symmetrical main facade, flat roof, a monumental order of pilasters across the front, and prominent plinths and entablatures executed in white stone or artificial cast stone. For an industrial site, this is an unusually stylish choice for an industrial building in the 1920's. The built form is essentially a two-storey, three bay, rectangular block, facing north - northeast. The side (west) wing was added after 1967 but is sympathetic in style, form, and materials.
- The masonry – The building has golden-yellow or buff colour brick, trimmed in smooth stone. The perimeter (sill) band appears as smooth stone that forms a continuous plinth or base course for brick pilasters positioned on all facades. Each pilaster culminates in a Doric capital in stone, giving the illusion of columns supporting a horizontal entablature. The entablature is on all sides. Above it is more brick with raised areas that visually extend the pilasters to the roof. The entablature on the north facade originally contained the Robson Leather signband.
- The roof – The roof is flat and now capped in metal. No chimneys exist and none are visible in the 1927 site plan drawing. In 1927, there was a flag staff on the roof above the main entrance.
- The window openings – All window openings are flat, in wide and narrow widths, with masonry lug sills, and appear to have moulded wood frames but no trim.
- The openings on the lower level have stone (or concrete) heads; the upper windows are headed by the entablature. Only the openings on the front facade are symmetrically placed. Some of the sashes of the lower level have an upper transom area.
- The door case – The main entrance is a flat roofed, enclosed, brick portico that matches the main building in detailing. The portico is flanked by a narrow window opening on each side. The wood doors are double leafed, with glass panels. Above the doors is a large, multi-paned transom.
- The foundation – This is believed to be a concrete foundation with a brick base course. There are basement window openings. The foundation of the portico incorporates some stone blocks.
- The setting – The former Robson office building is in its original location on the site.

The full particulars of the Reasons for Designation for 100 Whiting Avenue are available for inspection in the Planning Services Branch, 8th Floor at 50 Centre Street South between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday.

Any person may, on or before the 22nd day of March 2019, send by registered mail or deliver to the City Clerk, a Notice of Objection to the proposed designation, together with a statement of their reasons for the objection and all relevant facts. If a Notice of Objection is received, the Council of the City of Oshawa will refer the matter to the Conservation Review Board for a hearing and a report.

If you require further information or clarification, please contact me at the address shown or by telephone at (905) 436-3311, extension 2402 or by email to cleherbauer@oshawa.ca.



Connor Leherbauer, Planner A
Policy
Planning Services

CL/j

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