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ONTARIO HERITAGE TRUST

June 24, 2021

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**Re: Notice of Intent to Designate
3860 Simcoe Street North**

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:

3860 Simcoe Street North (described as PT LT 13 CON 7 EAST WHITBY; PT LT 14 CON 7 EAST WHITBY; PT RDAL BTN LTS 14 & 15 CON 7 EAST WHITBY AS CLOSED BY BYLAW EW2415, AS IN CO253824; T/W CO253824; S/T EW14051, EW14052; CITY OF OSHAWA; REGIONAL MUNICIPALITY OF DURHAM)

Reasons for the Proposed Designation

1. Location and Description of Property

3860 Simcoe Street North is a 15.5 hectare (38.3 ac.) property, containing a two-and-a-half storey brick residence, built c. 1870, as well as a tributary of the Oshawa Creek and agricultural lands. The residence sits on the eastern portion of the property, prominently on a hill facing onto Simcoe Street North, south of Howden Road West. The residence is flanked to the north, west and south by a riparian corridor containing a tributary of the Oshawa Creek, beyond which are agricultural lands which constitute the majority of the property. The property is bounded to the north and west by a combination of agricultural lands and natural heritage features, bounded to the south by the Valleysmeade Columbus Golf and Country Club and bounded to the east by Simcoe Street North, beyond which are agricultural lands.

2. Legal Description

The property at 3860 Simcoe Street North is identified as:

PT LT 13 CON 7 EAST WHITBY; PT LT 14 CON 7 EAST WHITBY; PT RDAL BTN LTS 14 & 15 CON 7 EAST WHITBY AS CLOSED BY BYLAW EW2415, AS IN CO253824; T/W CO253824; S/T EW14051, EW14052; CITY OF OSHAWA; REGIONAL MUNICIPALITY OF DURHAM.

3. Statement of Cultural Heritage Value or Interest

The two-and-a-half storey brick residence at 3860 Simcoe Street North, constructed c. 1870, has design and physical value because it is a rare, and representative example of a rural vernacular farmhouse with Victorian architecture and Italianate influences and displays a high degree of craftsmanship. The residence exhibits Victorian architectural elements in its two-storey bays, symmetry, stained glass entrance, ornate voussoirs, and pointed finials. It exhibits Italianate architectural elements in its hipped roof with deep eaves and decorative brackets, and south elevation porch with wooden roof and decorative bargeboard. Elements such as the decorative bargeboard, decorative brackets, and ornate voussoirs are all indicative of intentional design chosen by its owners. These ornate designs are consistent with Victorian architecture which emphasized extravagance over form or function.

3860 Simcoe Street North has historical and associative value given that it has direct associations with a theme and activity that is significant to a community. The property is directly associated with the agricultural history of Columbus. Columbus has remained largely unchanged since the late 1800s, with a continued agricultural culture. The property's history as a farmstead continues this historical association.

3860 Simcoe Street North has contextual value as the two-and-a-half storey brick residence is a landmark. It is situated on a prominent rise that is largely rural and open, and is identifiable compared to surrounding structures.

4. Heritage Attributes

The key heritage attributes of the two-and-a-half storey brick residence at 3860 Simcoe Street North that reflect its value as an important link to the history of Oshawa consist of the following:

Design/Physical Value

- 3860 Simcoe Street North has design and physical value as the two-and-a-half storey brick residence which contains representative example of a rural vernacular farmhouse with Victorian architecture and Italianate influences and displays a high degree of craftsmanship, including in its:
 - Scale, form, and massing;
 - Two-storey bays flanking the central front entrance;
 - Hipped roof with deep eaves;
 - Pointed finials;
 - Decorative brackets;
 - Decorative fascia;
 - Symmetrically placed window openings and voussoirs;
 - Stained glass entrance with rectangular transom; and,
 - South elevation porch with wooden roof and decorative bargeboard.

Associative Value

- 3860 Simcoe Street North has associative value as it is directly associated with the agricultural history of Columbus. Columbus has remained largely unchanged since the late 1800s, with a continued agricultural culture. The property's history as a farmstead continues this historical association.

Contextual Value

- 3860 Simcoe Street North has contextual value as the two-and-a-half storey brick residence is a landmark. It is situated on a prominent rise that is largely rural and open, and is identifiable compared to surrounding structures.

While the full particulars of the Reasons for Designation for 3860 Simcoe Street North are normally available for inspection in Planning Services, 8th Floor, City Hall, 50 Centre Street South, between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday, access to City Hall is subject to COVID-19 protocols. Accordingly, please call or email the City Contact identified below as our business operations are subject to change as the Province of Ontario reopens.

Any person may, on or before the 26th day of July, 2021, send by registered mail or deliver to the City Clerk, 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 Ontario Land Tribunal 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.



Connor Leherbauer, Planner B
Development Services Department

CL/k

- c. Ontario Heritage Trust
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