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June 5, 2019

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46 Riverside Drive North
Oshawa, Ontario L1G 6J3

ONTARIO HERITAGE TRUST
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**Re: Notice of Intent to Designate
46 Riverside Drive 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:

46 Riverside Drive North (described as PT LT 2 SHEET 5C PL 357 EAST WHITBY;*PT RIVERSIDE DR.* PL 277 OSHAWA AS CLOSED BY BYLAW OS111363 AS IN D428573;OSHAWA)

Reasons for the Proposed Designation

1. Location and Description of Property

46 Riverside Drive North is the site of a single detached dwelling located on the west side of Riverside Drive North, north of Bond Street East and south of Regent Drive. The property is generally bounded by a residential lot (58 Riverside Drive North) to the north, Bond Street East and City-owned open space to the west and south, and Riverside Drive North to the east, beyond which are residential lots.

2. Legal Description

The property at 46 Riverside Drive North is identified as:

PT LT 2 SHEET 5C PL 357 EAST WHITBY;*PT RIVERSIDE DR.* PL 277 OSHAWA AS CLOSED BY BYLAW OS111363 AS IN D428573;OSHAWA.

3. Statement of Cultural Heritage Value or Interest

The cultural heritage value of 46 Riverside Drive North derives from the design and physical, associative, and contextual value of the property.

46 Riverside Drive North has design and physical value as the house is representative of the English Tudor Style, and more specifically as a "Stockbroker's Tudor" design, particularly due to the main entrance which features a projecting frontispiece, a winged gable clad in stone laid in broken courses, and a round-headed door with a heavy stone

door surround. The English Tudor style is also reflected in the wall treatments, roof, window openings, and overall form and design.

46 Riverside Drive North has associative value as it was the home of Dr. Franklin J. Rundle, who was a constant presence in his community and remained so until his passing in 1957.

46 Riverside Drive North has contextual value as the house is important in defining, maintaining and supporting the area in which it stands as one of the original homes constructed on Riverside Drive North in the late 1920s.

4. Heritage Attributes

The key heritage attributes of 46 Riverside Drive North that reflect its value as an important link to the history of Oshawa consist of the following:

- **Overall Form and Design** - 46 Riverside Drive North is situated at a prominent location and has picturesque, asymmetrical massing that is oriented south towards Bond Street East. The house is representative of the English Tudor Style. Large Tudor Revival style dwellings built in the late 1920s are often labeled "Stockbroker's Tudor". Drawing inspiration from the rural vernacular architecture of the Tudor period in England, the style was most popular in affluent suburbs - it was a lavish design that spoke of the owner's financial success. The term "Stockbroker Tudor" derives from the fact that the financially successful homeowners had frequently made their wealth in the booming 1920's stock market.
- **Wall Treatment** - The main massing of 46 Riverside Drive North has variegated red brick laid in English bond with light coloured mortar, characteristic of an exterior wall treatment for a Tudor Revival style dwelling. The majority of the gables and upper wall surfaces have timber tudoring, infilled with plaster.
- **Roof** - The large, medium to high pitched, irregular shaped roof is a complex mix of gables. Some of the gables have timber tudoring infilled with white plaster. The gables are trimmed with dark coloured, moulded fascia and cedar shake to create the look of a triangular pediment.
- **Window Openings** - Flat, narrow window openings, asymmetrically placed in groupings are typical of the Tudor Revival style. This dwelling features multi-paned, hung sashes painted in dark colours, reminiscent of the medieval windows from which this style draws its inspiration. Lugsills for the window openings within the brick massing are likely cement.
- **Main (South) Entrance** - The most notable feature is the projecting frontispiece featuring a winged gable clad in stone, laid in broken courses containing a solid wood round-headed door and heavy stone door surround. The stone voussoirs around the arched doorway are carefully placed giving the impression of hand-crafted work.

The full particulars of the Reasons for Designation for 46 Riverside Drive North 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 8th day of July, 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 Connor Leherbauer at the address shown or by telephone at (905) 436-3311, extension 2402.

A handwritten signature in black ink, appearing to read 'Connor Leherbauer', written in a cursive style.

Connor Leherbauer, Planner A
Development Services Department

CL/c

- c. Ontario Heritage Trust
10 Adelaide Street East
Toronto, ON M5C 1J3