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October 23, 2019

ONTARIO HERITAGE TRUST

File: B-8600 0357

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46 Riverside Drive North
Oshawa, Ontario
L1G 6J3

OCT 24 2019

RECEIVED

**RE: Designation of 46 Riverside Drive North, Oshawa, Ontario
Section 29 of the *Ontario Heritage Act***

I confirm that the Council of The Corporation of the City of Oshawa passed By-law 101-2019 on September 23, 2019 designating the property legally known as:

PIN: PT LT 2 SHEET 5C PL 357 EAST WHITBY; *PT RIVERSIDE DR.* PL 277 OSHAWA AS
CLOSED BY BYLAW OS111363 AS IN D428573; City of Oshawa, Regional Municipality of
Durham

as being of cultural heritage value or interest. Schedule "A" to By-law 101-2019 is a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property.

Please find served upon you pursuant to subsection 29(6) of the *Ontario Heritage Act* a copy of By-law 101-2019, including Schedule "A".

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

c. Sam Yoon, City Solicitor
Office of the City Manager

Ontario Heritage Trust
10 Adelaide Street West
Toronto, ON M5C 1J3

being a by-law to designate the property located at 46 Riverside Drive North, specifically as PIN: PT LT 2 SHEET 5C PL 357 EAST WHITBY;*PT RIVERSIDE DR.* PL 277 OSHAWA AS CLOSED BY BYLAW OS111363 AS IN D428573; City of Oshawa, Regional Municipality of Durham, as being of cultural heritage value and interest pursuant to the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18.

Recitals:


1. Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18 (the "Act") authorizes the Council of a municipality to enact by-laws to designate a property to be of cultural heritage value and interest.
2. [REDACTED] are the registered owners of the property located at 46 Riverside Drive North in the City of Oshawa and have consented to Heritage Oshawa's request that the property, specifically as PIN: PT LT 2 SHEET 5C PL 357 EAST WHITBY;*PT RIVERSIDE DR.* PL 277 OSHAWA AS CLOSED BY BYLAW OS111363 AS IN D428573; City of Oshawa, Regional Municipality of Durham (the "Property"), be designated under Section 29 of the Act. The property to be designated contains a single detached dwelling, constructed in the late 1920s, that has design and physical value as it 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. The dwelling 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. The dwelling also 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.
3. On June 5, 2019 the City forwarded to the Ontario Heritage Trust and the registered owner of the Property a Notice of Intent to Designate the Property.
4. Notice of intention to designate the Property was published on June 5, 2019 in the *Oshawa This Week* and *The Oshawa Express* newspapers having general circulation in the City of Oshawa.
5. The last day for serving a Notice of Objection to the Notice of Intention to Designate the Property was July 6, 2019. No Notice of Objection to the proposed designation was served on the City Clerk.

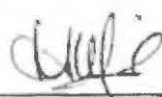
NOW THEREFORE BE IT ENACTED AND IT IS HEREBY ENACTED as a by-law of The Corporation of the City of Oshawa, by its Council, as follows:

1. The Property, including the single detached dwelling and its features which are described in Schedule "A" to this By-law, located at 46 Riverside Drive North and legally described as PIN: PT LT 2 SHEET 5C PL 357 EAST WHITBY;*PT RIVERSIDE DR.* PL 277 OSHAWA AS CLOSED BY BYLAW OS111363 AS IN D428573; City of Oshawa, Regional Municipality of Durham is hereby designated as being of cultural heritage value and interest.
2. The reasons for designation of this Property under the Act are set out in Schedule "A" to this by-law. Schedule "A" forms an integral part of this by-law.
3. A copy of this by-law shall be registered against the Property in the Land Registry and Land Titles Offices for the Land Registry Division of Durham (No. 40).

4. The City Clerk is hereby authorized to serve a copy of this by-law on the Ontario Heritage Trust and the registered owner of the Property, and to publish notice of the passing of this by-law in the *Oshawa This Week* and *The Oshawa Express* newspapers.

By-law passed this twenty-third day of September, 2019.



Mayor

Interim City Clerk

Schedule "A" to By-Law Number 101-2019

Passed This Twenty-Third Day of September, 2019

46 Riverside Drive North

Designation Statement and Description:

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.

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.

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.

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.