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ONTARIO HERITAGE TRUST

November 20, 2019

NOV 26 2019

File: B-8600-0401

City of Oshawa
50 Centre Street South
Oshawa, Ontario
L1H 3Z7
c/o City Clerk

RECEIVED

**Re: Notice of Intent to Designate
100 Simcoe Street South**

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 Simcoe Street South (described as Lots 2 to 4 and 8 to 10, Block G, Plan H-50004 Oshawa, and Part of Lot 7, Block G, Plan H-50004, Oshawa, as in OS65837; Oshawa.)

Reasons for the Proposed Designation

1. Location and Description of Property

100 Simcoe Street South is located in Downtown Oshawa and encompasses the majority of the city block bounded by Centre Street South to the west, Metcalfe Street to the south, Simcoe Street South to the east, and Bagot Street to the north. The property has frontage on Simcoe Street South, Metcalfe Street and Bagot Street and contains three buildings, a paved parking area / works yard, and a decorative landscaped area at the northwest corner of Simcoe Street South and Metcalfe Street. The most notable and culturally significant of the three buildings is the Oshawa Power and Utilities Corporation (O.P.U.C.) office building located on the southeast portion of the property.

2. Legal Description

The property at 100 Simcoe Street South is identified as:

Lots 2 to 4 and 8 to 10, Block G, Plan H-50004 Oshawa, and Part of Lot 7, Block G, Plan H-50004, Oshawa, as in OS65837; Oshawa.

3. Statement of Cultural Heritage Value or Interest

The cultural heritage value of 100 Simcoe Street South derives from the O.P.U.C. office building located on the southeast portion of the property, which was built in 1931. Oshawa-born architect C.C. Stenhouse was retained as the architect and was entirely responsible for preparing the plans and specifications for the building. The general contractor was W.J. Trick

along with the Bowra Electric Co. F. Garrard carried out the heating contract and W.R. Brown carried out the plumbing contract.

Since its inception in 1930 as a public utilities commission, the O.P.U.C. has provided a variety of services, including electrical and water supply as well as transit, at various times over the years to the residents of Oshawa. The O.P.U.C. office building at 100 Simcoe Street South was the first modern building erected in Oshawa for the conducting of the public business by any civic body. The reason the office building was constructed was to consolidate the offices of the Public Utilities Commission (the Commission) under one roof. Originally they were scattered throughout parts of the City with the Commission paying various rents. The erection of a new building was considered a real investment and meant a considerable savings in the efficient operation of the various public utilities in the City.

The building is two stories high and is approximately 15 metres by 21 metres (50 feet by 70 feet) in size, resembling an 'L'-shape. Elements that contribute to the construction of this sturdy and durable building include:

- The basement walls are constructed of concrete with heavy footings.
- The exterior walls are of brick backed up with insulating wall backing tile, and ornamented with an artificial stone selected for its strength and durability as well as its pleasing appearance.
- Heavy steel columns support the steel floor beams that are built into the outer walls at each end.
- The floors are of concrete, carried on steel joists and finished on top with mastic tiles.
- All plastering is done on metal lath and all windows are of metal.

The design of the office building is a vernacular example of the Art Deco style in architecture, rare in Oshawa. In 1931 it would have been described as an example of the “modernistic trend” in architecture. However, the term modernistic is synonymous with Art Moderne, a style whose characteristics – such as a disdain for history – are not evident in this building.

The Art Deco influences are seen in this building in the strongly accentuated corners resembling parapeted towers, allusions to pediments over some of the windows and simplified entablatures over the doors. The building is streamlined and has a low profile, with contrasting surface materials (red brick and artificial stone). The stone work provides low sculptural relief. Some decoration and metalwork is seen in the vertical grooves over the doors, and the grillwork of the second floor window railings. The octagonal lanterns and even the font of the inscribed frieze echo other Art Deco buildings.

4. Heritage Attributes

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

- The design / physical heritage value of the main office building on the southeast portion of the property, being a vernacular example of the Art Deco style of architecture. The main office building features:
 - A streamlined, low profile appearance with contrasting surface materials of red brick and artificial stone, with the stone work providing low sculptural relief;
 - Allusions to pediments over some of the metal windows and simplified entablatures over the doors;
 - Strongly accentuated corners resembling parapeted towers that are higher than the roof; and,
 - Several other Art Deco inspired details, including some decoration and metalwork seen in the vertical grooves over the doors, the grillwork of the second floor window railings, the octagonal lanterns and the font of the inscribed frieze in which 'Oshawa Public Utilities' is written across the front façade.
- The associative value of the main office building, given that the O.P.U.C. has provided various services, including the electrical and water supply as well as transit, over the years to the residents of Oshawa since its opening in 1931.
- The contextual value of the main office building, as the first modern building erected in Oshawa for the conduct of the public business by any civic body.

The full particulars of the Reasons for Designation for 100 Simcoe Street South are available for inspection in the Planning Services Branch, 8th Floor, City Hall, 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 20th day of December, 2019, 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 Conservation Review Board for a hearing and a report.

If you require further information or clarification, please contact Connor Leherbauer, Planner A, at the address shown or by telephone at (905) 436-3311, extension 2402.



Connor Leherbauer, Planner A
Development Services Department

- c. Ontario Heritage Trust
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Oshawa Power & Utilities Corporation
100 Simcoe Street South
Oshawa, ON L1H 7M7