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January 21, 2021

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File B-8600-0270

RECEIVED

City of Oshawa
50 Centre Street South
Oshawa, ON
L1H 3Z7

**Re: Notice of Intent to Designate
1446, 1450, 1454, 1500 Simcoe Street South and 55, 60 Lakeview Park Avenue
Lakeview Park**

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:

1446, 1450, 1454, 1500 Simcoe Street South and 55, 60 Lakeview Park Avenue also known as Lakeview Park (described as PART OF LOT C20, AND ALL OF LOTS C8, C9, C10, C11, C12, C13, C14, C14 ½, C15, C16, C17, C18 & C19, SHEET 25, PL335; PART OF LOTS C3, C10, C16, ALL OF LOTS C11, C12, C13, C14, C15, ALL OF HENRY STREET (being part of the road allowance between Township lots 6 & 7), PART OF LAKEVIEW PARK AVENUE, SHEET 27, PL335; now PARTS 1-28, RP 40R-31170; CITY OF OSHAWA; REGIONAL MUNICIPALITY OF DURHAM)

Reasons for the Proposed Designation

1. Location and Description of Property

Lakeview Park is a large municipal park occupying approximately 28 hectares (69 acres) at the terminus of Simcoe Street South on the shores of Lake Ontario. Lakeview Park contains the following identifiable features: Lakeview Park Beach, Pioneer Cemetery, the Oshawa Museum and its three heritage houses known as the Guy, Robinson and Henry Houses, the Jubilee Pavilion, and expansive passive and active recreational grounds including Jim Lutton Legion Field and Ted McComb Field.

2. Legal Description

The property at 1446, 1450, 1454, 1500 Simcoe Street South and 55, 60 Lakeview Park Avenue is identified as:

PART OF LOT C20, AND ALL OF LOTS C8, C9, C10, C11, C12, C13, C14, C14 ½, C15, C16, C17, C18 & C19, SHEET 25, PL335; PART OF LOTS C3, C10, C16, ALL OF LOTS C11, C12, C13, C14, C15, ALL OF HENRY STREET (being part of the road allowance between Township lots 6 & 7), PART OF LAKEVIEW PARK AVENUE, SHEET 27, PL335; now PARTS 1-28, RP 40R-31170; CITY OF OSHAWA; REGIONAL MUNICIPALITY OF DURHAM)

3. Statement of Cultural Heritage Value or Interest

Lakeview Park is an excellent example of an early 20th century municipal park on Lake Ontario that comprises several historical buildings and structures, a cemetery, extensive landscaping and both active and passive recreational facilities.

More specifically, Lakeview Park is considered culturally significant for:

- Its relationship to the development of the adjacent harbour in the early 19th century;
- Its relationship to the Scugog Carrying Place portage;
- Its connection to General Motors of Canada, for many years the City's largest employer, as well as the McLaughlin family, which was a major benefactor to many institutions;
- Its relationship to the Oshawa Museum and the Oshawa Historical Society;
- Its association with prominent early settlers and city fathers, such as the Harbour-masters, the founder of the Sydenham Harbour Company and Benjamin Wilson;
- The Robinson, Guy and Henry Houses, three of the City's earliest dwellings in proximity to one another, and their unique architecture, incorporating the Dutch Colonial, Georgian, and Regency architectural styles, respectively;
- The use of local building materials in the construction of the three early dwellings;
- The Port Oshawa Pioneer Cemetery;
- The Jubilee Pavilion;
- Its lakefront setting, along with the views of Lake Ontario and viewpoints along the shoreline, to the harbour in the east, and to and from Bonnie Brae Point;
- Its mature trees, providing refuge within a busy city; and,
- Its location on the Waterfront Trail.

Heritage Attributes

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

- The design / physical heritage value of each of the following three (3) buildings comprising the Oshawa Museum:
 1. Henry House (c. 1840):
 - The house was originally a single-storey brick Regency Cottage; it retains its three-bay façade, surmounted by a smaller second storey;

- It has a Kingston limestone-clad hipped-roof first storey and a clapboard-clad second storey;
- The foundation also appears to be limestone;
- There are twin brick chimneys and a front gable;
- It has a substantial front door surround with entablature, decorative pilasters, and side lights;
- There are two tall symmetrical 12-over-12 "French" divided light windows on the façade; three smaller 12-over-12 double-hung windows with slender wooden muntins on the north and south elevations, all with decorative stone hoods, and two still smaller 6-over-6 double-hung windows on each side of the second storey;
- The main house has decorative cornice bracketing and a plain cornice;
- The kitchen "tail" features a simplified version of the decorative brackets in the eaves of the main house, and a plainly decorated porch on the north elevation;
- The summer kitchen addition to the west is also finished in clapboard, with double-hung windows and a screen door; and,
- The interior features deep baseboards and door casings, and has been restored to represent a typical period family home of the mid-1800s.

2. Robinson House (c. 1854):

- The house is two-and-a-half-storeys, yellow brick, rectangular plan and features Dutch Colonial design with a full-width two-storey porch on the south elevation;
- It has a gambrel roof with deep returns;
- The foundation is likely fieldstone;
- The bricks were likely locally made;
- There are seven windows on the front (east) façade:
 - o Two large 16-light on either side of the front door;
 - o Three 6-over-6 double-hung windows on the second floor which include decorative brick hoods and substantial sills; and
 - o Two smaller 6-over-6 double-hung windows on the top floor which include decorative brick hoods and substantial sills;

- The north elevation includes six smaller double-hung 6-over-6 windows, four on the second floor and two on the west end of the first floor. The second floor has a door opening onto the porch located directly above the first floor door;
- The main feature of the south elevation is the double-height porch extending the full width of the house. Slender carved pillars on the ground floor and square versions on the second support the upper level and porch roof. Graceful arches on the front and sides of the porch link the pillars on the second floor. There appears to have been another window on the west end of the ground floor of this elevation; it is now bricked up; and,
- The double front door features a transom that has 15 divided lights of varying sizes; a deck with railings has been added to the façade to resemble the porch railings on the south elevation;
- The space is now mainly used for rotating exhibitions for the Oshawa Museum.

3. Guy House (c. mid-1846):

- The eldest of the three Museum properties, Guy House is a frame end-gabled farmhouse in an "L"-shaped plan with shallow eaves, clapboard siding and twin brick chimneys, that has retained most of its original exterior design, including the deep roof returns;
 - The east (front) façade includes a small porch with railings, a shed roof, slender turned columns, and two symmetrical 2-over-2 double-hung windows with small hood moulds on either side of the front door; the door casing has decorative pilasters and a small transom window with eight divided lights;
 - There is a small square off-centre 2-over-2 window above the porch roof;
 - The north façade features a small porch with railings and a gabled roof to match the main roof, and four 2-over-2 double-hung windows with divided lights and wooden muntins; the first floor windows are taller; the upstairs windows are more square;
 - The south elevation has four symmetrically positioned 2-over-2 double-hung windows - two taller ones on the ground floor and two smaller ones on the second floor;
 - The "tail" of the "L"-shaped plan to the west has two 2-over-2 double-hung windows spaced far apart and of a medium size; and,
 - The interior has been configured to serve as the Museum's administrative centre, including office and archival space as well as a public programming area.
- The design/physical value of Lakeview Park's various historical monuments, including:
 - The Gordon Conant plaque;

- The Little Lady of the Lake fountain; and,
- The Pioneer Cemetery, which contains a gravestone cairn, various gravestones of early settlers, and a commemorative plaque for Benjamin Wilson, Oshawa's first European settler, also buried in the cemetery;
- The historical/associative value in representing an important part of the early history of Oshawa and is associated with a number of prominent families, as well as General Motors of Canada;
- The historical/associative value in representing one hundred years of active and passive recreation space for Oshawa residents and visitors, as well as a venue for various memorable events, both in the Jubilee Pavilion (built in 1927) and on the park grounds themselves; and,
- The contextual value in defining the character of southern Oshawa; it is physically, functionally, visually and historically linked to its surroundings as a landmark, particularly the Lake Ontario shoreline and the north-south orientation of the city along the Simcoe Street corridor.

While the full particulars of the Reasons for Designation for Lakeview Park 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 20th day of February, 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 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.



Connor Leherbauer, Planner B
Development Services Department

CL/k

c. Ontario Heritage Trust
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