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April 1, 2021

APR 01 2021

File: B-8600-0319

RECEIVED

**Re: Notice of Intent to Designate
195 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:

195 Simcoe Street North (described as PT LT 3, PLAN H50003; CITY OF OSHAWA; REGIONAL MUNICIPALITY OF DURHAM)

Reasons for the Proposed Designation

1. Location and Description of Property

195 Simcoe Street North is a 0.2 hectare (0.5 ac.) property, containing the building commonly known as the "McLaughlin House", built in 1887. The property also contains three dwellings at 201 Simcoe Street North, 12 and 16 Elgin Street East, which are not part of the scope of this designation. The McLaughlin House sits in the southwest quadrant of the property, at the northeast corner of Simcoe Street North and Elgin Street East. The building is two storeys in height, of brick construction, and currently is vacant. It was converted from residential to office uses in the 1960s.

2. Legal Description

The property at 195 Simcoe Street North is identified as:

PT LT 3, PLAN H50003; CITY OF OSHAWA; REGIONAL MUNICIPALITY OF DURHAM.

3. Statement of Cultural Heritage Value or Interest

195 Simcoe Street North is the former home of Robert and Eleanor McLaughlin, a family which has had a tremendous economic impact on the growth of Oshawa's community. It was one of four homes in Oshawa that Robert McLaughlin, founder of the McLaughlin Carriage Company, resided in, and the only residence of his in Oshawa still in existence. Built in 1887, 195 Simcoe Street North contains examples of Classical Revival design, and was one of the early homes constructed on Simcoe Street North. It is reflective of Oshawa's early settlers and the beginnings of development in this part of the City.

4. Heritage Attributes

The key heritage attributes of the McLaughlin House at 195 Simcoe Street North that reflect its value as an important link to the history of Oshawa consist of the following:

Design/Physical Value

- The McLaughlin House has design and physical value as the two-storey building contains examples of Classical Revival design in the central front entranceway with transom, returned eaves, and the front façade containing a 3-bay design (centre door, flanking windows).

Associative Value

- The McLaughlin House has associative value as it was the home of Robert McLaughlin, founder of the McLaughlin Carriage Company, and his third wife Eleanor McLaughlin, a family that had tremendous economic impact on the growth of Oshawa.

Contextual Value

- The McLaughlin House has contextual value as it importantly defines, maintains and supports the area in which it stands as one of the early homes constructed on Simcoe Street North, in 1887, and is reflective of Oshawa's early settlers and the beginnings of development of this part of the City.
- The McLaughlin House has contextual value as it is historically linked to its surroundings – it forms part of the story of Parkwood Estate due to its location and previous owner, Robert McLaughlin, founder of the McLaughlin Carriage Company and father of Colonel R.S. McLaughlin.

While the full particulars of the Reasons for Designation for 195 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 3rd day of May, 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

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