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June 24, 2021

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File: B-8600-0386

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**Re: Notice of Intent to Designate
494 King Street East**

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:

494 King Street East (described as PT PIN 16324-0397 (LT); PT BLOCK B, PL 306, PT 4, 40R31372, CITY OF OSHAWA; REGIONAL MUNICIPALITY OF DURHAM)

Reasons for the Proposed Designation

1. Location and Description of Property

494 King Street East is located on the north side of King Street East between Cadillac Avenue North and Wilson Road North. The property contains a two-storey residence commonly referred to as the "White House", built c. 1920. The property is bounded by a planned vacant residential lot fronting onto Rogers Street to the north, a vacant residential lot fronting onto Cadillac Avenue North to the west, King Street East to the south, beyond which are residential dwellings, and residential dwellings fronting onto Rogers Street and King Street East to the east.

2. Legal Description

The property at 494 King Street East is identified as:

PT PIN 16324-0397 (LT); PT BLOCK B, PL 306, PT 4, 40R31372, CITY OF OSHAWA;
REGIONAL MUNICIPALITY OF DURHAM.

3. Statement of Cultural Heritage Value or Interest

494 King Street East contains a two-storey residence commonly referred to as the "White House", built c. 1920. The property has design and physical value as the residence contains examples of Colonial Revival design with Georgian elements, particularly the centre door case with pre-1850 Georgian styling.

494 King Street East has associative value as it was built at a time of economic expansion in Oshawa as a result of the success of the McLaughlin automobile factory, and associated industries, in the 1920s and reflects the increasing prosperity of the City during that era.

494 King Street East has contextual value as 494 King Street East is important in defining, maintaining and supporting the area in which it stands because it is one of the original homes constructed on King Street East and bordered on the north by Rogers Street.

494 King Street East also has contextual value as it forms part of a streetscape on King Street East between Ritson Road and Wilson Road in Oshawa, which contains many properties of heritage significance and is valued by the community for its atmosphere and vistas.

4. Heritage Attributes

The key heritage attributes of 494 King Street East that reflect its value as an important link to the history of Oshawa consist of the following:

Design/Physical Value

- 494 King Street East has design and physical value as the residence contains Colonial Revival design with Georgian elements, particularly the centre door case with pre-1850 Georgian styling.

Associative Value

- 494 King Street East has associative value as the residence was built at a time of economic expansion in Oshawa as a result of the success of the McLaughlin automobile factory, and associated industries, in the 1920s and reflects the increasing prosperity of the City during that era.

Contextual Value

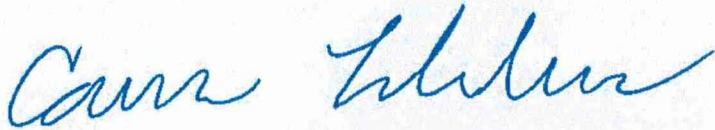
- 494 King Street East has contextual value as:
 - The residence is important in defining, maintaining and supporting the area in which it stands given that it is one of the original homes constructed on King Street East and bordered on the north by Rogers Street.
 - The residence forms part of a streetscape on King Street East between Ritson Road and Wilson Road in Oshawa, which contains many properties of heritage significance and is valued by the community for its atmosphere and vistas.
 - The residence has a significant setback from King Street East, with an expansive front yard with mature vegetation.

While the full particulars of the Reasons for Designation for 494 King Street East 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 26th day of July, 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 Ontario Land Tribunal 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

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