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ONTARIO HERITAGE TRUST

OCT 26 2011

Development Services Department  
Planning Services

RECEIVED

October 19, 2011

File: B-8600-0112

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

**Re: *Notice to the Ontario Heritage Trust of the Intent to Designate 452 Simcoe Street North, Oshawa, Pursuant to Part IV of the Ontario Heritage Act***

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:

Lupton House  
452 Simcoe Street North  
City of Oshawa

Reasons for the Proposed Designation

**Location and Description of Property:**

452 Simcoe Street North consists of a single detached residential dwelling located on the west side of Simcoe Street North, south of Buckingham Street and north of Adelaide Avenue, in an area of Oshawa that has remained largely unchanged since the original homes were constructed in the years following World War I. The house is one of many high-quality residential buildings sited along Simcoe Street North from that time period.

The house is a stately, two-and-a-half storey home that is representative of the late Georgian Revival style. It consists of a shallow gabled bell cast roof clad in cedar shingles. The main east façade addresses Simcoe Street North and features a three bay design with a central entranceway typical of Georgian architecture. A two storey extension is built off the south façade with archways located on the first storey that enclose an open verandah. This Georgian Revival style home survives on a medium sized lot with mature vegetation.

**Legal Description:**

The property is located at 452 Simcoe Street North and is legally described as Plan 201, Lot 11, Part Lot 10, Oshawa.

**Statement of Cultural Heritage Value or Interest:**

The cultural heritage value of 452 Simcoe Street North lies in the fact that this home is a good representation of early twentieth century Georgian architecture. It is located in a neighbourhood

that has remained relatively stable since its formation and the dwelling has been well maintained throughout the years. This area of homes reflects an interbellum era residential neighbourhood developed following World War I, when Oshawa's economy was thriving and many junior executives, business owners, doctors and other professionals established their homes in this neighbourhood of the City. This particular Georgian Revival style home survives on a medium sized lot with mature vegetation, and is set well back from the street.

The dwelling is a stately, two-and-a-half storey rectangular form home that has a shallow gabled bell cast roof and a simple cornice. The arrangement of the windows and door create a symmetrical three bay façade typical of Georgian architecture. The main entranceway, classical in design, is sheltered under a small gabled roof porch supported by wooden posts. A two storey extension is built off the south façade with archways located on the first storey that enclose an open verandah.

#### **Description of Heritage Attributes:**

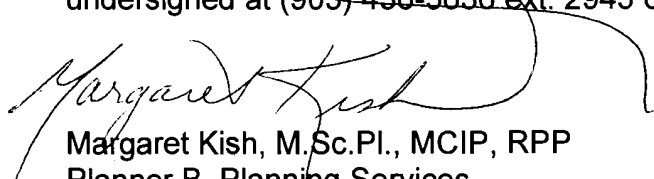
The key attributes that reflect the heritage value of the house at 452 Simcoe Street North are as follows:

- The two-storey Georgian Revival design, featuring a symmetrical 3-bay frontal façade with centrally positioned main entrance;
- The shallow gabled bell cast roof with side gables clad in cedar shingles;
- The smooth stucco unadorned exterior walls with straight stone window accents;
- The uniform fenestration with casement windows;
- The simple cornice moldings;
- The Edwardian double height porch on the south side gable; and
- The location of the house being set well back from Simcoe Street North.

The full particulars of the Reasons for Designation for 452 Simcoe Street North are available for inspection in the Planning Services Department, 8<sup>th</sup> Floor 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 18<sup>th</sup> DAY OF NOVEMBER 2011, 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 have any questions or require clarification with respect to this letter, please contact the undersigned at (905) 436-5636 ext. 2945 or via email at [mkish@oshawa.ca](mailto:mkish@oshawa.ca).



Margaret Kish, M.Sc.Pl., MCIP, RPP  
Planner B, Planning Services  
Development Services Department

MK/c

c. [REDACTED], 452 Simcoe Street North, Oshawa, ON L1G 4T9