

HTG-24-19

Heritage Oshawa – Property Evaluation System

This document collects information useful as an initial survey of properties which may be added to the Heritage Oshawa Inventory and on the City of Oshawa Register of Properties of Cultural Heritage Value or Interest. Users of this document are encouraged to learn about the heritage of Oshawa as a whole before undertaking this survey. This form must be completed by at least two users for any particular property under review.

Recorder

1. Date of Recording: **Wednesday, March 13, 2024**
2. Name of Recorders: **James Bountrogiannis, Diane Stephen, Patti Davis, and Sarah Smale.**
3. Position/Title of Recorders (eg Heritage Oshawa member, city staff, other, volunteer): **Heritage Oshawa volunteers.**
4. Recorder Experience Level in Identifying and Describing a Cultural Heritage Property (check one):
Beginner * * Some Experience * * Expert _____

Property Identification

- 5 Address: **291 King St E, Oshawa, L1H 1C9**
6. Name of Building or Property (if any): **City Periodontics**
7. Name and Address of Owner (if known): **<M.F.I.P.A. 14(1)>**

Design or Physical Value

8. Identify the type of property: **Commercial (Dentistry). Previously residential; significantly renovated (interior recently gutted and rebuilt) with a new addition built.**

(eg. Buildings: Residential, commercial, institutional, agricultural, industrial, Monuments: such as a cenotaph, statue or public art, Structures: such as a water tower, culvert, fence or bridge, Natural Feature that has cultural heritage value or interest, Cemetery, gravestone or cemetery marker Cultural Heritage Landscape, Spiritual Site, ruins or other feature)

9. Identify the materials used: **Original in red brick. New addition in grey metal. New vinyl windows.**

(eg. Wood, brick, stone, metal, vinyl or other)

Heritage Oshawa – Property Evaluation System

Evaluation and Rating System

(Rate each of the following categories from 1-10 where 1 is weak and 10 is strong - - give reasons for rating)

10. Age of property (properties older than 100 years should receive the highest rating score)

Rating: **9**

Describe age of the property: **c. 1924**

11. Does the property display any particular qualities of artistic merit, craftsmanship, technical or scientific achievement, expression or innovation?

Rating: **3**

Reasons for Rating: **Original red brick(1920's Oshawa). Original Porch structures and dormer structures displaying 1920's rooflines and styles.**

12. Association with person or family

Rating: **1**

Person to support rating: **A member of the Storie family (Oshawa industrialist) had owned it.**

13. Association with an event

Rating: **0**

Event to support rating: **n/a**

14. What do you know about this property from research or local traditions? List sources.

Rating: **3**

Sources: **Documents provided by volunteer Robert Bell.**

15. Does the property have any unique or different features?

Rating: **2**

Describe uniqueness features: **Original porch & dormer rooflines are typical of the 1920's.**

16. Does the property define, maintain or support the character of its location?

Rating: **4**

Describe: **1920's residential character (Eastbound), renovated to commercial (Westbound)**

17. Is the property physically, functionally, visually or historically linked to its surroundings?

Rating: **3**

Describe: **1920's residential character (Eastbound), renovated to commercial (Westbound)**

Heritage Oshawa – Property Evaluation System

Evaluation and Rating System, continued

18. Is the property a landmark?

Rating: **0**

Describe: **n/a**

19. Physical condition of property (the general state of the building's structural condition to be considered)

Rating: **10**

Describe: **Completely renovated recently, inside & out (little heritage value remains).**

20. Bonus Question: Provide a rating if knowledge is available regarding interior elements

Rating: **0**

Describe: **Completely gutted and rebuilt interior, therefore, little heritage value remains.**

Total Rating (add scores for items 10-20)

Rating (out of a possible 100): **35**

21. Identify any physical or other risks to the condition and/or integrity of the property and/or individual features.

Describe: None.

22. Photographs Attach photos taken from the nearest publicly accessible viewpoint (do not enter a property without permission). The front or prominent feature should be used as the key image. As available, identify all images with north, south, east and west orientations.

23. Recommendation Make an initial recommendation or comment of whether or not to list a property on the Heritage Oshawa Inventory of Properties of Cultural Heritage Value or Interest. Give Reasons. Note: Properties with a score of less than 50, should not normally be considered for heritage designation unless there are extenuating or extraordinary circumstances (describe if applicable).

The said property, located at 291 King Street East, Oshawa, L1H 1C9, does not meet the criteria to warrant a research report by an outside agency.

Heritage Oshawa – Property Evaluation System

24. Next Steps

After completing the Heritage Oshawa Property Evaluation System document for each property, compile a final summary evaluation of all completed evaluations, comprehending agreement and discussion on the various ratings generated within the two (or more) reports. Add at least 3 photographs of the property to the final summary evaluation and submit this evaluation to the Council Committee Coordinator.

A note of clarification on wordage:

The Heritage Oshawa Inventory (the '**Inventory**') identifies properties of cultural heritage value or interest within the City of Oshawa.

The City of Oshawa Register of Properties of Cultural Heritage Value or Interest (the '**Register**') is a list of properties that have been formally recognized by Council, pursuant to Section 27 of the Ontario Heritage Act, as being properties within the City of Oshawa having cultural heritage value or interest. The Register includes designated and non-designated properties

<https://www.oshawa.ca/things-to-do/resources/Heritage-Oshawa-Inventory-of-HeritageProperties.pdf>





No Parking
No Right Turn

17976



291
KING ST. E.

Rental
Property
Upper A

1797 1" 9"



TO ALL SITE PERSONNEL:
PLEASE DO NOT ENTER IF YOU
ARE NOT A MEMBER OF THE
CONSTRUCTION TEAM. ALL
PERSONNEL MUST WEAR
SAFETY GEAR AT ALL TIMES.

LIST OF WORK
1. Excavation
2. Foundation
3. Framing
4. Brickwork
5. Roofing
6. Siding
7. Windows
8. Doors
9. Finishing
10. Landscaping
11. Final Inspection

