

Being a by-law to designate the property municipally known as 442 King Street East, specifically PIN 16324-0072 (LT) PT LT C1 SHEET 2 PL 335 OSHAWA AS IN D423709; CITY OF OSHAWA, as being of cultural heritage value or interest pursuant to Part IV of the Ontario Heritage Act, R.S.O. 1990, c. O.18, as amended.

Whereas Section 29, Part IV of the Ontario Heritage Act, R.S.O. 1990, c. O.18, as amended (the "Ontario Heritage Act"), authorizes the Council of a municipality to enact by-laws to designate a property to be of cultural heritage value or interest; and,

Whereas the property municipally known as 442 King Street East in the City of Oshawa is legally described as PIN 16324-0072 (LT) PT LT C1 SHEET 2 PL 335 OSHAWA AS IN D423709; CITY OF OSHAWA (the "Subject Property"); and,

Whereas on December 12, 2022, Council for The Corporation of the City of Oshawa (the "City") considered Report ED-22-214 dated November 23, 2022, concerning Heritage Oshawa's recommendation to designate ten (10) properties under Part IV of the Ontario Heritage Act, and passed a motion to refer the Subject Property to City staff; and,

Whereas on December 11, 2023, City Council considered Report ED-23-214 dated November 23, 2023 and passed a motion to obtain an updated Heritage Research Report and initiate the process to designate the Subject Property under Part IV of the Ontario Heritage Act; and,

Whereas the Subject Property contains the Drew House; and,

Whereas the statement of cultural heritage value or interest of the Subject Property has been described in Schedule "A" affixed to this by-law; and,

Whereas on the basis of the cultural heritage value or interest outlined in Schedule "A" affixed hereto, the Subject Property meets the criteria for designation under Part IV of the Ontario Heritage Act in accordance with Ontario Regulation 569/22 subsection 1(2), specifically criteria 1, 4, and 7; and,

Whereas on February 12, 2025, the City forwarded to the Ontario Heritage Trust and the registered owners of the Subject Property a Notice of Intention to Designate the Property; and,

Whereas Notice of Intention to Designate the Subject Property was posted on February 12, 2025 on the City's website and appropriate bulletin boards in accordance with the City's Public Notice Policy GOV-23-02; and,

Whereas the last day for filing a Notice of Objection to the Notice of Intention to Designate the Subject Property was March 14, 2025; and,

Whereas the City did not receive any objections to the designation of the Subject Property within the aforementioned timeframe.

**NOW THEREFORE BE IT ENACTED AND IT IS HEREBY ENACTED** as a by-law of The Corporation of the City of Oshawa, by its Council, as follows:

1. The Subject Property, including its features which are described in Schedule "A" to this By-law, constituting the property municipally known as 442 King Street East, legally described as PIN 16324-0072 (LT) PT LT C1 SHEET 2 PL 335 OSHAWA AS IN D423709; CITY OF OSHAWA is hereby designated as being of cultural heritage value or interest.
2. In accordance with the Ontario Heritage Act, an adequate description, a statement explaining the cultural heritage value or interest, and a description of the heritage attributes of the Subject Property are set out in Schedule "A" to this by-law.
3. Schedule "A" forms an integral part of this by-law.

4. A copy of this by-law shall be registered against the Subject Property in the Land Registry and Land Titles Offices for the Land Registry Division of Durham (No. 40).
5. The City Clerk is hereby authorized to serve a copy of this by-law on the Ontario Heritage Trust and the registered owners of the Subject Property, and to publish notice of the passing of this by-law.

By-law passed this Twenty-eighth day of April, 2025.

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Mayor

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City Clerk

## Schedule “A” to By-Law Number \_\_-2025

Passed This Twenty-eighth Day of April, 2025

### Designation Statement and Description of Property

#### Location and Description of Property:

The property at 442 King Street East is located on the north side of King Street East, east of Central Park Boulevard North and west of Lasalle Court. The property includes a two-storey farmhouse built in the Georgian architectural style with Italianate influences. The exact construction date of the two-storey farmhouse cannot be determined; however, it was possibly built as early as 1859. According to land records, census data, historical maps, and country and city directories, it was extant by 1891.

#### Legal Description:

The property at 442 King Street East to be designated under Part IV of the Ontario Heritage Act, R.S.O. 1990, c. O. 18, as amended (the “Ontario Heritage Act”), is legally described as:

PIN 16324-0072 (LT) PT LT C1 SHEET 2 PL 335 OSHAWA AS IN D423709; CITY OF OSHAWA.

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

442 King Street East has design value as a representative example of a farmhouse built in the Georgian architectural style with Italianate influences. The two-storey red brick building follows a box-like plan with a symmetrically balanced three-bay façade and side gable roof with overhanging eaves which are representative of Georgian architecture. The Italianate influences are expressed through the detailing found in the dichromatic brick work, ornate window treatments, and porch. The rhythmically placed segmental arch window and door openings have decorative hoodmould made of buff brick and the façade showcases a decorative cross-like buff brick pattern near the roofline and a triangular pattern outlining the gable ends on the side elevations. The one-storey heavily ornamented porch also expresses Italianate influences and showcases turned and carved woodwork, spindles in railing, decorative brackets, gingerbread trim, and a moulded architrave supported by square but chamfered wood posts.

442 King Street East is one of the oldest homes in the area and is associated with several families, specifically the Dickies, Pooles, Rogers, and the Drew family, most of whom were early settlers with multiple land holdings who predominantly worked as farmers in the local agricultural industry. It is unclear which owner the residence was constructed for, although it is likely that it was either built for John Dickie Junior, Robert and Elizabeth Poole, or possibly Benjamin Rogers between 1859 and 1891. A historical photo suggests that the subject property was an early farmstead located outside of the historic core of Oshawa. 442 King Street East served as the residence for the Drew family for over fifty years, from 1909 to 1961. Albert Victor Drew worked as a gardener for fifty years according to his death certificate and Albert Drew’s son, George Drew, who also occupied the property, worked as a mechanic. The Drew family owned several properties in the area.

442 King Street East is important in defining the late 19th and early 20th century streetscape found along this section of King Street East. 442 King Street East is a visible remnant of a 19th century agricultural property which was subdivided into smaller lots as part of the growth and development of Oshawa in the early 20th century. The subject property is visibly different from its immediate surrounds in setback and style which makes it legible as an early farmhouse. The section of King Street East between Wilson Road and Oshawa Boulevard consists of a layered streetscape featuring predominantly residential buildings that range in date from the late 19th century to early 20th century. As one of the earliest buildings on the streetscape, the subject property characterizes the early development of the streetscape. The streetscape includes a variety of architectural styles with a strong representation of Arts and Crafts, Italianate and Neo-Classical buildings. Buildings are mostly one-and-a-half to three-storeys tall and include gable roofs, brick construction and ornamented façades. This section of King Street East is in proximity to the current historic downtown core of Oshawa and acts as a residential extension and mature neighbourhood extending from the historic commercial core.

On the basis of the cultural heritage value or interest outlined above, the subject building at 442 King Street East meets the criteria for designation under Part IV of the Ontario Heritage Act, in accordance with Ontario Regulation 569/22 subsection 1(2), specifically criteria 1, 4, and 7.

### **Heritage Attributes:**

The following heritage attributes of the subject building reflect the property's design and physical value as described in the Statement of Cultural Heritage Value or Interest:

- Two-storey Georgian farmhouse with Italianate influences;
- Box-like plan;
- Symmetrical three-bay façade;
- Side gable roof;
- Red brick construction with buff brick detailing;
- Decorative buff brick hoodmould around segmentally arched window and door openings, as well as a decorative cross-like brick pattern near the roofline along the façade, and triangular pattern on east and west elevations;
- Segmentally arched door opening with segmentally arched transom; and,
- One-storey ornate restored porch with decorative details including moulded architrave, chamfered wood posts, decorative brackets, gingerbread trim and finials.

The following heritage attributes of the subject building reflect the property's historical and associative value as described in the Statement of Cultural Heritage Value or Interest:

- Two-storey Georgian farmhouse with Italianate influences;
- Massing, orientation, setback, and decorative details; and,
- Location on King Street East.

The following heritage attributes of the subject building reflect the property's contextual value as described in the Statement of Cultural Heritage Value or Interest:

- Two-storey Georgian farmhouse with Italianate influences;
- Massing, orientation, setback, and decorative details; and,
- Location on King Street East.