



Development Services Department

Memorandum

Date: September 16, 2022

To: Diane Stephen, Chair
Heritage Oshawa

From: Connor Leherbauer, Planner B
Development Services Department

Re: **Draft Heritage Research Report
30 Connaught Street**

File: 12-04

A heritage research report for 30 Connaught Street (the "Subject Property") has been prepared by Archeological Services Inc. ("ASI"), hereafter referred to as the "draft Research Report".

A copy of the draft Research Report was emailed to members of Heritage Oshawa for their reference on **September 9, 2022**, and is attached to this memo as Attachment 1.

If the Heritage Oshawa Committee desires to provide comments on the draft Research Report related to content, they may do so via motions made at the Heritage Oshawa meeting scheduled for **September 22, 2022**.

Background

On April 29, 2022, Heritage Oshawa passed the following motion (HTG-22-22):

"That a research report be commissioned for 30 Connaught Street and that 30 Connaught Street be classified as a Class A on the Heritage Inventory."

The draft Research Report has now been submitted by ASI. Staff are seeking comments on the draft Research Report.

Attachment 2 is an air photo of the Subject Property.

The draft Research Report provides evidence that the Subject Property meets several of the criteria for designation prescribed by the Province of Ontario in Ontario Regulation 9/06 under the categories of:

1. Design or physical value;
2. Historical/associative value; and,
3. Contextual value.

More specifically, the draft Research Report states that the Subject Property “has design value or physical value because it:

- is a rare, unique, representative or early example of a style, type, expression, material or construction method:
 - The subject property is a representative example of residential building design in an early twentieth-century subdivision context. It deploys materials and architectural elements typical of the time yet combines them in atypical ways, making the building a unique expression of how a ‘modern’ house could be executed economically and with high aesthetic appeal in the 1920s.
- displays a high degree of craftsmanship or artistic merit:
 - The building has been very well preserved and its interior and exterior materials indicate that the building was likely architect design and constructed by a professionalized builder and carpenter. The building utilizes restrained architectural elements and economical materials and is a well-executed example of a modern building constructed in the early 1920s. However, it is not known to have exceeded what would have been typical or standard finishes and construction methods at the time of its construction.”

The draft Research Report states that the Subject Property has “historical value or associative value because it:

- has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community:
 - The building is directly associated with early twentieth-century residential subdivision patterns in the City of Oshawa that were concentrated in the area between Adelaide Street and Rossland Road, east of Simcoe Street North, and which became known as the Simcoe Heights Subdivision. The building reflects on the period of Oshawa’s urban development that witnessed population increases and growth of individuals employed in professionalized occupations and within the thriving General Motors enterprise. The subject building is one of the earlier buildings established in the subdivision, a neighbourhood that has been documented to represent a high quality of architecture. The building is also directly associated with William Chester (Billy) Smith. He was a prominent politician in the Oshawa area who served in local and federal politics between 1878 to 1921. Documentation indicates that Smith would have commissioned construction of the building, sometime between 1923 and 1924, living in it for approximately 3 – 4 years before selling the property to the Pangmans, also a locally significant family by association with the McLaughlin family.”

The draft Research Report states that the Subject Property has “has contextual value because it:

- is important in defining, maintaining or supporting the character of an area:
 - The property and building are an important element in the local neighbourhood, contributing to and defining the early twentieth-century character of the area. This character has been very well preserved within the area that historically comprises the Simcoe Heights subdivision. The building’s age, materials, size, massing, built form, lotting pattern and well-preserved condition make it a representative element of the surrounding area. Its restrained combination of architectural elements and materials that were emerging as influential trends in ‘modern’ residential design in the early twentieth century also make it a defining element in the local area. It is one-of-a-kind in comparison to other buildings in the neighbourhood and it was also featured and celebrated as a prototypical residence in the neighbourhood in local newspapers in the late 1920s.
- is physically, functionally, visually or historically linked to its surroundings:
 - The subject property and building have a historical relationship with adjacent lands and the Simcoe Heights Subdivision. It is also physically, functionally, and visually related to its surroundings as discussed above.”

City of Oshawa Register of Properties of Cultural Heritage Value or Interest

The Subject Property is not listed on the City of Oshawa Register of Properties of Cultural Heritage Value or Interest. The Subject Property is currently identified as a Class A property on Heritage Oshawa’s Inventory of City of Oshawa Heritage Properties.

Both designated and listed, non-designated properties are automatically listed on the City of Oshawa Register of Properties of Cultural Heritage Value or Interest.

A designated property is offered protection under Section 29 of the Ontario Heritage Act from certain alterations and demolitions. If an alteration or demolition to a designated property is determined to impact the heritage attributes established in the designation by-law, the owner must apply to Council for approval, and receive consent in writing from Council.

Council must first consult with Heritage Oshawa prior to deciding on the proposed alteration or demolition. The Ontario Heritage Act further details the process for request of approval of an alteration or a demolition, and the associated appeal process.

A “listed non-designated” property is protected under Section 27 of the Ontario Heritage Act from demolition. This protection requires the owner of the listed, non-designated property to not demolish or remove a building or structure on the property without giving Council at least 60 days’ notice in writing of the intention to demolish/remove. Council must first consult with Heritage Oshawa prior to deciding on the demolition/removal.

There are no legislated obligations regarding proposed alterations to a “listed non-designated” property. However, standard practice is for Heritage Oshawa to review and comment on alteration proposals for listed non-designated properties which may impact potential heritage attributes.

If you require further information or clarification, please contact me by telephone at (905) 436-3311, extension 2402 or by email to cleherbauer@oshawa.ca.

A handwritten signature in blue ink, reading "Connor Leherbauer". The signature is fluid and cursive, with the first name "Connor" and last name "Leherbauer" clearly distinguishable.

Connor Leherbauer, Planner B
Development Services Department

CL/k

Heritage Research Report

30 Connaught Street

City of Oshawa, Ontario

Draft Report

Prepared for:

City of Oshawa

50 Centre Street South
Oshawa, ON L1H 3Z7

Archaeological Services Inc. File: 22CH-105

September 2022



Executive Summary

Archaeological Services Incorporated (A.S.I.) was contracted by the City of Oshawa to conduct a Heritage Research Report for the property at 30 Connaught Street in the City of Oshawa, Ontario. The Heritage Research Report is being undertaken to determine the cultural heritage value of the subject property. The property at 30 Connaught Street consists of a two-and-a-half storey single detached residence located at the northwest corner of Connaught Street and Masson Street and is currently recognized as a “Class A” property on the City of Oshawa’s Inventory of Heritage Properties.

This report includes an evaluation of the cultural heritage value of the property as determined by the criteria in Ontario Regulation 9/06. This evaluation determined that the property at 30 Connaught Street meets the criteria outlined in *Ontario Heritage Act* Regulation 9/06 and therefore retains cultural heritage value or interest. The property is a very good expression of architectural influences, materials, and forms that characterized early twentieth-century residential design in neighbourhoods like the planned Simcoe Heights area. The property is also associated with significant individuals and families, including local politician William Chester Smith and the Pangman family. Finally, the property is an important element that defines and contributes to the character of the Simcoe Heights neighbourhood. The property was featured in local newspapers in the late 1920s as an example of Oshawa’s emergent ‘beautiful homes’ and it has been very well preserved in the intervening decades.

The following recommendations are proposed:

1. Based on the results of research, analysis and heritage evaluation activities, it is recommended that this property be designated under Part IV of the *Ontario Heritage Act*.
2. At present, the Statement of Significance has been written to identify heritage attributes located on the building exterior that express the



significance of the property. There may be select features within the structure that could be included in the designation by-law. It is recommended that the City of Oshawa enter into discussions with the property owners to discuss inclusion of interior fabric and features within the designation by-law.

DRAFT

Report Accessibility Features

This report has been formatted to meet the Information and Communications Standards under the *Accessibility for Ontarians with Disabilities Act, 2005* (A.O.D.A.). Features of this report which enhance accessibility include: headings, font size and colour, alternative text provided for images, and the use of periods within acronyms. Given this is a technical report, there may be instances where additional accommodation is required in order for readers to access the report's information. If additional accommodation is required, please contact Annie Veilleux, Manager of the Cultural Heritage Division at Archaeological Services Inc., by email at aveilleux@asiheritage.ca or by phone 416-966-1069 ext. 255.

DRAFT

Project Personnel

- **Senior Project Manager:** Rebecca Sciarra, M.A., C.A.H.P., Partner, Director - Cultural Heritage Division
- **Project Coordinator:** Jessica Bisson, B.F.A. (Hon.), Dipl. Heritage Conservation, Project Administrator – Cultural Heritage Division
- **Project Manager:** Rebecca Sciarra
- **Field Review:** Rebecca Sciarra
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- Kirstyn Allam
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- Rebecca Sciarra



Glossary

Built Heritage Resource (B.H.R.)

Definition: "...a building, structure, monument, installation or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. built heritage resources are located on property that may be designated under Parts IV or V of the *Ontario Heritage Act*, or that may be included on local, provincial, federal and/or international registers" (Ministry of Municipal Affairs and Housing, 2020, p. 41).

Cultural Heritage Landscape (C.H.L.)

Definition: "...a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the *Ontario Heritage Act*, or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms" (Ministry of Municipal Affairs and Housing, 2020, p. 42).

Significant

Definition: With regard to cultural heritage and archaeology resources, significant means "resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*. While some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation" (Ministry of Municipal Affairs and Housing, 2020, p. 51).



Table of Contents

Executive Summary	1
Report Accessibility Features	3
Project Personnel	4
Glossary	5
Table of Contents	6
1.0 Introduction	10
1.1 Legislation and Policy Context	11
1.2 Approach to Cultural Heritage Evaluation Reports	11
2.0 Community Engagement	12
2.1 Relevant Agencies/Stakeholders Engaged and/or Consulted	12
3.0 Description of the Property	13
3.1 Existing Conditions	13
3.2 Heritage Recognitions	14
3.3 Adjacent Lands	16
4.0 Research	16
4.1 List of Key Sources and Site Visit Information	16
4.1.1 Key Sources	16
4.1.2 Site Visit	17
4.2 Discussion of Historical or Associative Value	18
4.2.1 Summary of Early Indigenous History in Southern Ontario	18
4.2.2 Whitby Township	21
4.2.3 City of Oshawa	22
4.2.4 Historical Chronology and Setting of the Subject Property	24



4.3	Discussion of Physical and Design Value	38
4.3.1	Physical Characteristics	38
4.3.2	Building Evolution and Alterations	40
4.3.3	Early Twentieth-Century Residential Subdivision Design Context	40
4.3.4	Property and Building Layout and Design	43
4.4	Discussion of Contextual Value	47
4.4.1	Setting and Character of the Property and Surroundings	47
4.4.2	Community Landmark	50
4.5	Comparative Analysis	50
5.0	Heritage Evaluation	53
5.1	Ontario Regulation 9/06	53
6.0	Conclusions and Next Steps	56
7.0	Draft Statement of Cultural Heritage Value and Heritage Attributes	57
7.1	Description of Property	57
7.2	Cultural Heritage Value or Interest	57
8.0	List of Resources Consulted	61
	Appendix A: Qualified Persons Involved in the Project	69
	Appendix B: Existing Conditions Photographs	71



List of Figures

Figure 1: Location of the subject property at 30 Connaught Street. Source: (c) Open Street Map contributors, Creative Commons n.d.	10
Figure 2: Aerial image of the subject property at 30 Connaught Street (Google Maps)	14
Figure 3: Map showing the heritage status of properties within the historic Simcoe Heights neighbourhood, including the subject property at 30 Connaught Street (Source: Esri; Heritage data: City of Oshawa 2022).	15
Figure 4: The location of the subject property overlaid on the 1860 map of Ontario County. Source: (Tremaine, 1860)	25
Figure 5: The location of the subject property overlaid on the 1877 Illustrated Historical Atlas of Ontario County. Source: (Beers, 1877)	26
Figure 6: The location of the subject property overlaid on the 1894 Municipal Plan of the Town of Oshawa. Source: (Deans, 1894)	27
Figure 7: Plan of Subdivision for Simcoe Heights, 1912 (Onland)	28
Figure 8: View of Simcoe Heights as it appeared in 1914 (The Oshawa Development Co. Limited, 1914).	29
Figure 9: The location of the subject property overlaid on the 1921 Oshawa Fire Insurance Plan. Source: (Goad, 1921)	30
Figure 10: William Smith, c. 1895 (Cochrane, 1895)	31
Figure 11: William Smith, 1918 (Parliament of Canada, n.d.).	31
Figure 12: 30 Connaught Street, 1927 (The Oshawa Daily Reformer, 1927)	33
Figure 13: Marriage of Hilda McLaughlin and John Pangman, standing at right, 1926 (Hauch, 2017)	34
Figure 14: 30 Connaught Street, 1928 (The Oshawa Daily Times, 1928)	35
Figure 15: The location of the subject property overlaid on the 1938 Oshawa Fire Insurance Plan. Source: (Underwriter's Survey Bureau Ltd, 1938)	36
Figure 16: The location of the subject property overlaid on a 1954 aerial photograph of Oshawa. Source: (Hunting Survey Corporation Limited, 1954)	37
Figure 17: View north to the subject residence (right) and neighbouring properties at 24 Connaught Street (middle) and 20 Connaught Street (left) (A.S.I. 2022).	49

Figure 18: View of residences along Masson Street, looking southwest (A.S.I. 2022).	49
Figure 19: Example of a Tudor Revival house at 55 Connaught Street (A.S.I. 2022).	51
Figure 20: Examples of Dutch Colonial homes along Masson Street (A.S.I. 2022).	52
Figure 21: Examples of four-square residences along Connaught Street (A.S.I. 2022).	52
Figure 22: Front façade (southern elevation) (A.S.I. 2022).	71
Figure 23: Western elevation (A.S.I. 2022).	72
Figure 24: Northern elevation (A.S.I. 2022).	73
Figure 25: Eastern elevation (A.S.I. 2022).	73
Figure 26: Detail view of the roof slope and the longer overhang along the southern elevation (left in the photograph) (A.S.I. 2022).	74
Figure 27: Detail view of the repeating fenestration pattern along the front façade (A.S.I. 2022).	74
Figure 28: View of the decorative brickwork and concrete lug sills along the windows along the eastern elevation (A.S.I. 2022).	75
Figure 29: Detail of the front entrance steps (A.S.I. 2022).	76
Figure 30: View of the original front entrance door (A.S.I. 2022).	77
Figure 31: Detail of the staircase from the main floor (ASI 2022).	78
Figure 32: View of the original radiator covering in the former front music room (ASI 2022).	79
Figure 33: Detail of tiling in the third floor bathroom (A.S.I. 2022).	79
Figure 34: View of Connaught Street from Simcoe Street North, looking east (A.S.I. 2022).	80
Figure 35: View of residences along Connaught Street east of Masson Street (A.S.I. 2022).	80
Figure 36: View of residences along Connaught Street east of Jarvis Street (A.S.I. 2022).	81
Figure 37: View of residences along Simcoe Street North just north of its intersection with Connaught Street (A.S.I. 2022).	81

1.0 Introduction

Archaeological Services Incorporated (A.S.I.) was contracted by the City of Oshawa to conduct a Heritage Research Report for the property at 30 Connaught Street in the City of Oshawa, Ontario (Figure 1). The Heritage Research Report is being undertaken to determine the cultural heritage value of the subject property. The property at 30 Connaught Street consists of a two-and-a-half storey single detached residence located at the northwest corner of Connaught Street and Masson Street and is currently recognized as a “Class A” property on the City of Oshawa’s Inventory of Heritage Properties.¹

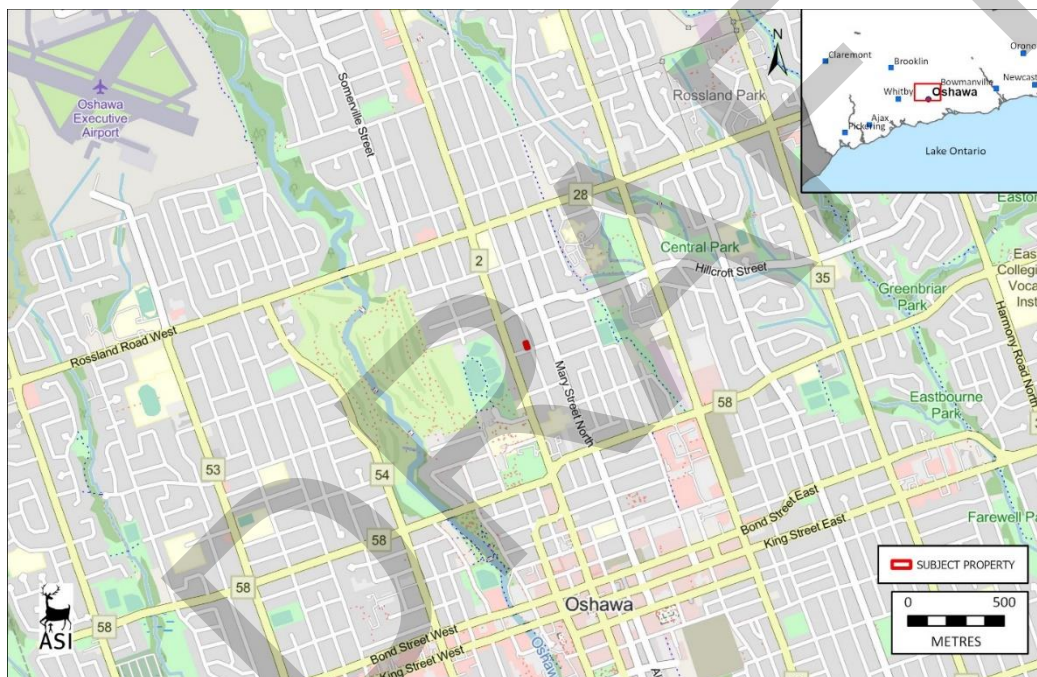


Figure 1: Location of the subject property at 30 Connaught Street.

Source: (c) Open Street Map contributors, Creative Commons n.d.

This report will evaluate the cultural heritage significance of 30 Connaught Street in the City of Oshawa in accordance with the Ontario Regulation 9/06 to examine the suitability for designation under Part IV of the *Ontario Heritage Act*.

¹ The property is identified on the City’s mapOshawa webpage (City of Oshawa, n.d.) as a “Class A” property; however, it is not currently included in the Heritage Oshawa Inventory of City of Oshawa Heritage Properties (Heritage Oshawa, 2015).

The report will be written in accordance with *Terms of Reference Heritage Research Report 30 Connaught Street* (City of Oshawa, 2022) and the *City of Oshawa Official Plan* (City of Oshawa, 2020).

1.1 Legislation and Policy Context

The analysis used throughout the cultural heritage evaluation process addresses built heritage resources and cultural heritage landscapes under other various pieces of legislation and their supporting guidelines. These policies form the broad context which frame this assessment, and are included as relevant to this undertaking based on professional opinion and with regard for best practices:

- *Ontario Heritage Act* (Ontario Heritage Act, R.S.O. c. O.18, 1990 [as Amended in 2021], 1990);
- *Ontario Heritage Tool Kit* (Ministry of Culture, 2006);
- *City of Oshawa Official Plan* (City of Oshawa, 2020); and,
- *Terms of Reference Heritage Research Report 30 Connaught Street* (City of Oshawa, 2022)

1.2 Approach to Cultural Heritage Evaluation Reports

The scope of a Cultural Heritage Evaluation Report (C.H.E.R.) is guided by the *Ontario Heritage Tool Kit* (Ministry of Culture, 2006) and this report will also be guided by the *Terms of Reference Heritage Research Report 30 Connaught Street* (City of Oshawa, 2022).

Generally, C.H.E.R.s include the following components:

- A general description of the history of the subject property as well as detailed historical summaries of property ownership and building(s) development;
- A description of the cultural heritage landscapes and built heritage resources that are under evaluation in this report;



- Representative photographs of the exterior and interior of a building or structure, and character-defining architectural details;
- A cultural heritage evaluation guided by the *Ontario Heritage Act* criteria;
- A summary of heritage attributes;
- Historical mapping, photographs; and
- A location plan.

Using background information and data collected during the site visits, the property is evaluated using criteria contained within Ontario Regulations 9/06. The criteria requires a full understanding, given the resources available, of the history, design and associations of all cultural heritage resources of the property. The criteria contained within Ontario Regulation 9/06 requires a consideration of the community context.

2.0 Community Engagement

The following section outlines the community consultation that was undertaken to gather and review information about the subject property.

2.1 Relevant Agencies/Stakeholders Engaged and/or Consulted

The following stakeholders were contacted with inquiries regarding the heritage status and for information concerning the subject property and any additional adjacent built heritage resources or cultural heritage landscapes:

- Connor Leherbauer, Planner B, City of Oshawa (email communication 26 and 29 July 2022). Staff confirmed that all information relating to the subject property had been provided, namely research provided by the property owners. Staff also confirmed the architectural style of the property for comparative analysis. In addition, staff provided research reports for four properties and a heritage conservation district study in the vicinity of the subject property.



- Melissa Cole, Curator, Oshawa Museum (email communication 28 and 29 July and 8 August 2022). The Oshawa Museum provided copies of the 1938 and 1948 Fire Insurance Plans of Oshawa as well as a 1928 newspaper clipping from the *Oshawa Daily Times*.
- Samantha George, Curator, Parkwood National Historic Site (email communication 2, 3, 8, and 9 August 2022). Parkwood confirmed that they do not have records connected to 30 Connaught Street. However, staff reached out to Jocelyn Shaw, daughter of John and Hilda Pangman, regarding her recollection of her time in Oshawa. Shaw responded with some family history, which was then forwarded to Archaeological Services Incorporated.

3.0 Description of the Property

The following section provides a description of the subject property.

3.1 Existing Conditions

A site visit to the subject property occurred on 17 August 2022 by Rebecca Sciarra and Kirstyn Allam, of Archaeological Services Incorporated (A.S.I.) to document the property and its environs. Permission to enter was granted by the property owners who were present at the time of the visit.

The subject property at 30 Connaught Street consists of a two-and-a-half storey single detached residence located at the northwest corner of Connaught Street and Masson Street in Oshawa (Figure 2). The property also features landscaped gardens, a pool, and sheds. The property is located within a residential neighbourhood, historically known as Simcoe Heights, approximately 1.25 kilometres north of the downtown core of Oshawa.

Legal Description: LT 72 PL 146 OSHAWA; S/T EXECUTION 98-03017, IF ENFORCEABLE; OSHAWA



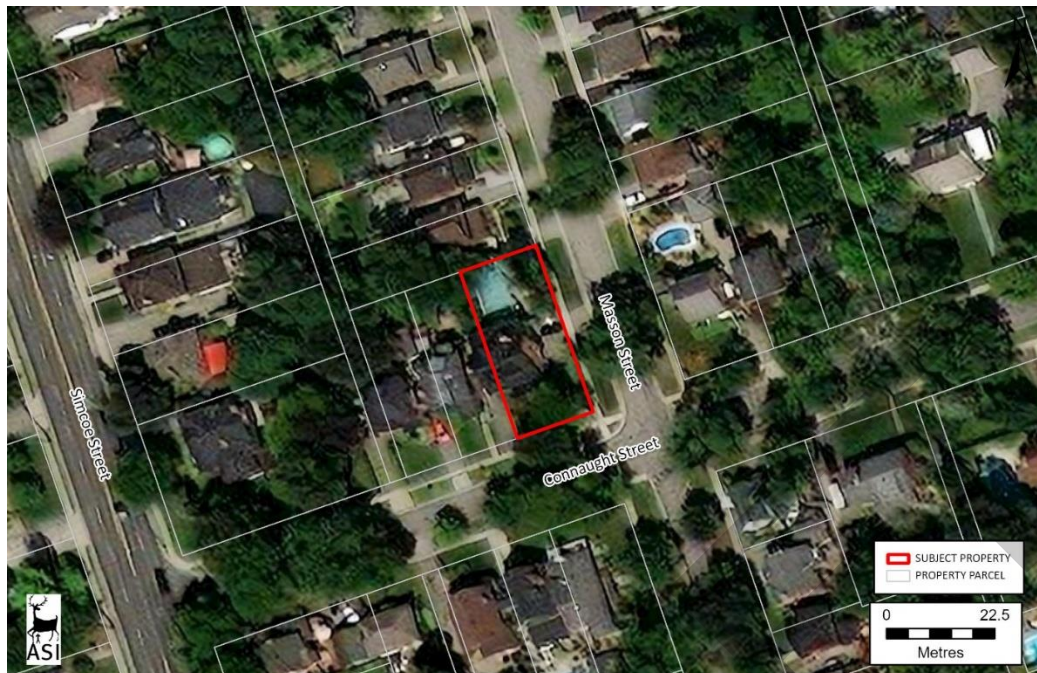


Figure 2: Aerial image of the subject property at 30 Connaught Street (Google Maps)

3.2 Heritage Recognitions

The subject property at 30 Connaught Street is currently recognized as a “Class A” property on the City’s Inventory of Heritage Properties.²³

Located within the surrounding neighbourhood in what was known as Simcoe Heights, there is one property that has been designated under Part IV of the *Ontario Heritage Act*, 12 properties are listed as “Class A” by the City of Oshawa (including the subject property), and 10 properties are listed as “Class B” by the City of Oshawa (Heritage Oshawa, 2015) (Figure 3).

² The property is identified on the City’s mapOshawa webpage (City of Oshawa, n.d.) as a “Class A” property; however, it is not currently included in the Heritage Oshawa Inventory of City of Oshawa Heritage Properties (Heritage Oshawa, 2015).

³ “Class A properties are properties that have been evaluated by Heritage Oshawa and are determined to have the highest potential for designation” (Heritage Oshawa, 2015, p. 2).

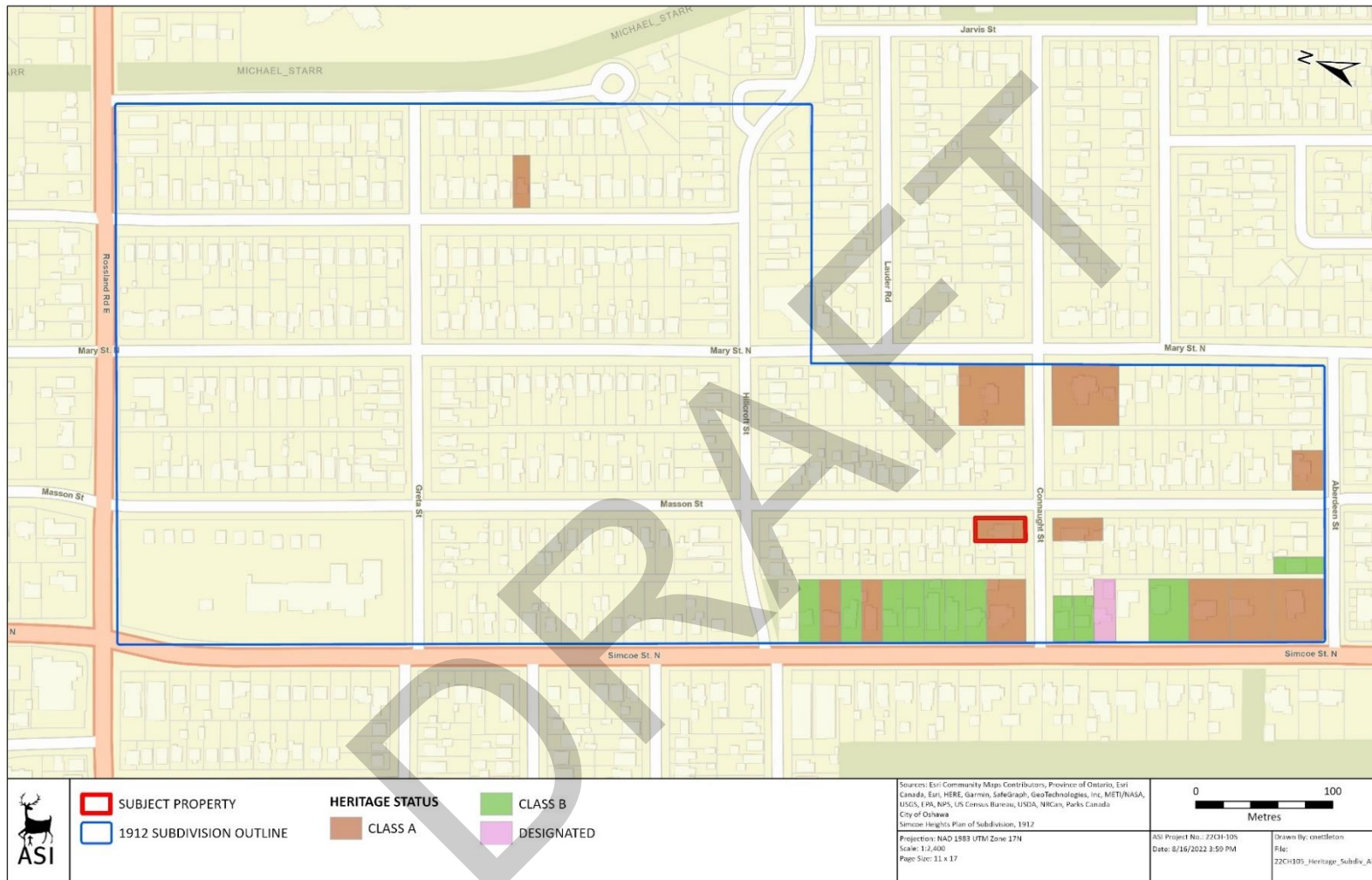


Figure 3: Map showing the heritage status of properties within the historic Simcoe Heights neighbourhood, including the subject property at 30 Connaught Street (Source: Esri; Heritage data: City of Oshawa 2022).

3.3 Adjacent Lands

The subject property is adjacent to 430 Masson Street, a “Class A” listed property by the City of Oshawa.

The subject property is an early-twentieth century residential property in a residential subdivision of similarly dated properties.

4.0 Research

This section provides: the results of primary and secondary research; a discussion of historical or associative value; a discussion of physical and design value; a discussion of contextual value; and results of comparative analysis.

4.1 List of Key Sources and Site Visit Information

The following section describes the sources consulted and research activities undertaken for this report.

4.1.1 Key Sources

Background historical research, which includes consulting primary and secondary source documents, photos, and historic mapping, was undertaken to identify early settlement patterns and broad agents or themes of change in the subject property.

Available federal, provincial, and municipal heritage inventories and databases were also consulted to obtain information about the properties. These included:

- The *Ontario Heritage Act Register* (Ontario Heritage Trust, n.d.b);
- The *Places of Worship Inventory* (Ontario Heritage Trust, n.d.c);
- The inventory of Ontario Heritage Trust easements (Ontario Heritage Trust, n.d.a);
- The Ontario Heritage Trust’s *Ontario Heritage Plaque Guide*: an online, searchable database of Ontario Heritage Plaques (Ontario Heritage Trust, n.d.d);



- Parks Canada's *Directory of Federal Heritage Designations*, an on-line database that identifies National Historic Sites, National Historic Events, National Historic People, Heritage Railway Stations, Federal Heritage Buildings, and Heritage Lighthouses (Parks Canada, n.d.b); and
- Parks Canada's *Historic Places* website, an on-line register that provides information on historic places recognized for their heritage value at all government levels (Parks Canada, n.d.a).

Previous consultant reports associated with known and potential built heritage resources, cultural heritage landscapes and archaeological resources within and/or adjacent and/or in the vicinity of the subject property in the City of Oshawa, Ontario included the following:

- *Simcoe Street North Heritage Conservation District Study* (BRAY Heritage et al., 2007);
- *J.H. Beaton House 55 Connaught Street City of Oshawa* (Su Murdoch Historical Consulting, 2002a);
- *The Rundle House 364 Simcoe Street North City of Oshawa* (Su Murdoch Historical Consulting, 2002b);
- *Alexandra Park Alexandra Street (Hospital Court) City of Oshawa* (Su Murdoch Historical Consulting, 2003); and,
- *Research Report – 452 Simcoe Street North Oshawa* (Cole, 2011).

A full list of references consulted can be found in Section 8.0 of this document.

4.1.2 Site Visit

A site visit to the subject property was conducted on 17 August 2022 by Rebecca Sciarra and Kirstyn Allam, of Archaeological Services Incorporated (A.S.I.). The site visit included photographic documentation of the exterior of the subject property and a review of the majority of the interior of the subject property. Permission to enter was granted by the property owners to allow A.S.I. to access



the property and to view all exterior elevations of the structure as well as the majority of the building interior.

4.2 Discussion of Historical or Associative Value

Historically, the property was located on Lot 10, Concession 2 in the former Township of East Whitby, Ontario County. It is now identified by the municipal address of 30 Connaught Street, City of Oshawa.

4.2.1 Summary of Early Indigenous History in Southern Ontario

Southern Ontario has been occupied by human populations since the retreat of the Laurentide glacier approximately 13,000 years ago, or 11,000 Before the Common Era (B.C.E.) (Ferris, 2013).⁴ During the Paleo period (c. 13,000 B.C.E. to 11,000 B.C.E.), groups tended to be small, nomadic, and non-stratified. The population relied on hunting, fishing, and gathering for sustenance, though their lives went far beyond subsistence strategies to include cultural practices including but not limited to art and astronomy. Fluted points, beaked scrapers, and gravers are among the most important artifacts to have been found at various sites throughout southern Ontario, and particularly along the shorelines of former glacial lakes. Given the low regional population levels at this time, evidence concerning Paleo-Indian period groups is very limited (Ellis & Deller, 1990).

Moving into the Archaic period (c. 11,000 B.C.E. to 3,000 B.C.E.), many of the same roles and responsibilities continued as they had for millennia, with groups generally remaining small, nomadic, and non-hierarchical. The seasons dictated the size of groups (with a general tendency to congregate in the spring/summer and disperse in the fall/winter), as well as their various sustenance activities, including fishing, foraging, trapping, and food storage and preparation. There

⁴ While many types of information can inform the precontact settlement of Ontario, such as oral traditions and histories, this summary provides information drawn from archaeological research conducted in southern Ontario over the last century.



were extensive trade networks which involved the exchange of both raw materials and finished objects such as polished or ground stone tools, beads, and notched or stemmed projectile points. Furthermore, mortuary ceremonialism was evident, meaning that there were burial practices and traditions associated with a group member's death (Ellis et al., 2009; Ellis & Deller, 1990).

The Woodland period (c. 3,000 B.C.E. to 1600 C.E.) saw several trends and aspects of life remain consistent with previous generations. Among the more notable changes, however, was the introduction of pottery, the establishment of larger occupations and territorial settlements, incipient horticulture, more stratified societies, and more elaborate burials. Later in this period, settlement patterns, foods, and the socio-political system continued to change. A major shift to agriculture occurred in some regions, and the ability to grow vegetables and legumes such as corn, beans, and squash ensured long-term settlement occupation and less dependence upon hunting and fishing. This development contributed to population growth as well as the emergence of permanent villages and special purpose sites supporting those villages. Furthermore, the socio-political system shifted from one which was strongly kinship based to one that involved tribal differentiation as well as political alliances across and between regions (Birch et al., 2021; Dodd et al., 1990; Ellis & Deller, 1990; Williamson, 1990).

The arrival of European trade goods in the sixteenth century, Europeans themselves in the seventeenth century, and increasing settlement efforts in the eighteenth century all significantly impacted traditional ways of life in Southern Ontario. Over time, war and disease contributed to death, dispersion, and displacement of many Indigenous peoples across the region. The Euro-Canadian population grew in both numbers and power through the eighteenth and nineteenth centuries and treaties between colonial administrators and First Nations representatives began to be negotiated.

The subject property is within the Johnson-Butler Purchases and in the traditional territory of the Michi Saagiig and Chippewa Nations, collectively



known as the Williams Treaties First Nations, including the Mississaugas of Alderville First Nation, Curve Lake First Nation, Hiawatha First Nation, Scugog Island First Nation and the Chippewas of Beausoleil First Nation, Georgina Island First Nation and the Rama First Nation (Williams Treaties First Nations, 2017).

The purpose of the Johnson-Butler Purchases of 1787/1788 was to acquire from the Mississaugas the Carrying Place Trail and lands along the north shore of Lake Ontario from the Trent River to Etobicoke Creek.

As part of the Johnson-Butler Purchases, the British signed a treaty, sometimes referred to as the “Gunshot Treaty” with the Mississaugas in 1787 covering the north shore of Lake Ontario, beginning at the eastern boundary of the Toronto Purchase and continuing east to the Bay of Quinte, where it meets the Crawford Purchase. It was referred to as the “Gunshot Treaty” because it covered the land as far back from the lake as a person could hear a gunshot. Compensation for the land apparently included “approximately £2,000 and goods such as muskets, ammunition, tobacco, laced hats and enough red cloth for 12 coats” (Surtees, 1984, pp. 37–45). First discussions about acquiring this land are said to have come about while the land ceded in the Toronto Purchase of 1787 was being surveyed and paid for (Surtees, 1984, pp. 37–45). During this meeting with the Mississaugas, Sir John Johnson and Colonel John Butler proposed the purchase of lands east of the Toronto Purchase (Fullerton & Mississaugas of the Credit First Nation, 2015). However, descriptions of the treaty differ between the British and Mississaugas, including the depth of the boundaries: “Rice Lake and Lake Simcoe, located about 13 miles and 48 miles north of Lake Ontario, respectively, were not mentioned as landmarks in the First Nations’ description of the lands to be ceded. Additionally, original descriptions provided by the Chiefs of Rice Lake indicate a maximum depth of ten miles, versus an average of 15-16 miles in Colonel Butler's description” (Fullerton & Mississaugas of the Credit First Nation, 2015).

However, records of the acquisition were not clear regarding the extent of lands agreed upon (Surtees, 1984, pp. 37–45). To clarify this, in October and November of 1923, the governments of Canada and Ontario, chaired by A.S.



Williams, signed treaties with the Chippewa and Michi Saagiig for three large tracts of land in central Ontario and the northern shore of Lake Ontario, the last substantial portion of land in southern Ontario that had not yet been ceded to the government (Crown-Indigenous Relations and Northern Affairs, 2013).

In 2018 the Government of Canada reached a settlement with the Williams Treaties First Nations reaffirming the recognized Treaty harvesting rights in the Williams Treaties territories of each of the seven nations.

4.2.2 Whitby Township

The first Europeans to arrive in the area were transient merchants and traders from France and England, who followed existing transit routes established by Indigenous peoples and set up trading posts at strategic locations along the well-traveled river routes. All of these occupations occurred at sites that afforded both natural landfalls and convenient access, by means of the various waterways and overland trails, into the hinterlands. Early transportation routes followed existing Indigenous trails, both along the lakeshore and adjacent to various creeks and rivers (ASI 2006). Early European settlements occupied similar locations as Indigenous settlements as they were generally accessible by trail or water routes, and would have been in locations with good soil and suitable topography to ensure adequate drainage.

Historically, the property was located on Lot 10, Concession 2 in the former Township of East Whitby, Ontario County.

Whitby Township, when first laid out in the 1790s, was designated Township 9 although the name was changed shortly thereafter to Norwich. The first survey of this township was made in 1791 and the first settler arrived in 1794 (Armstrong, 1985). The first Euro-Canadian settler was said to have been Benjamin Wilson, a Loyalist from Vermont, who settled along the lakeshore to the east of Oshawa (Farewell, 1907a). Whitby was quickly settled by a mixture of Loyalists, disbanded troops, and emigrants from the United States, the United Kingdom, and Ireland. Two major settlements were soon established in the southern half of the township, Whitby and Oshawa. These communities were



advantageously located where watersheds (such as that of Lynde Creek) were crossed by the Kingston Road. Whitby further benefited from its harbour and from the construction of the Grand Trunk Railway in the 1850s.

In 1852, Whitby Township became part of Ontario County and the township was divided in 1857, the western portion remained as Whitby Township. The eastern portion extending from a line between Whitby and Oshawa north to Durham County became the Township of East Whitby (Hood, 1978). Throughout the next century, development occurred slowly, and the area remained in a large part agricultural. On January 1, 1968 the township was designated as a town, and on January 1, 1974, the Town of Whitby became part of the Regional Municipality of Durham (Mika & Mika, 1983).

4.2.3 City of Oshawa

The City of Oshawa was one of two major settlements in the Township of Whitby. Benjamin Wilson is said to have settled near the mouth of Oshawa Creek with his family in 1794 and lived in a log cabin that had been a French trading post. Also arriving were the Farewell brothers and Jabez Lynde at the turn of the century. One of the Farewells built a saw and grist mill on Harmony Creek along with a tavern on Dundas Street, which was to become a popular resting place along the stagecoach route. In 1809, Jabez Lynde was the first to own property in what was to become the village of Oshawa. Oshawa, was first known as Skae's Corners, named after popular merchant Edward Skae (Mika & Mika, 1983). The name was later changed when local trader Moody Farewell invited two Mississauga friends from Rice Lake to propose a more original name around 1842. They suggested *ajawi*, signifying 'crossing to the other side' or 'shore of a river or lake', and the name Oshawa evolved from it. Edward Skae went on to become the first postmaster on October 6, 1842 (Rayburn, 1997). Oshawa received village status in 1850 and town status in 1879 (Mika & Mika, 1983).

The Sydenham Harbour Company was established in the early 1840's and constructed piers and a breakwater to develop harbour facilities. The company



later became the Port Oshawa Harbour Company. The port became a customs port in 1853 and in 1856 the Grand Trunk Railway, passed south of Oshawa. These two events led to industrial growth in Oshawa. In 1852, the Oshawa Manufacturing Company was created and in 1858, it was purchased by Joseph Hall. Hall was to turn the company into an important producer of farming tools. In 1861, a tin and sheet metal company was established. Ten years later, the Ontario Malleable Iron Company was established to ensure a local source of malleable iron for Oshawa's industries and to attract developers. In 1876, Robert McLaughlin moved his carriage company to Oshawa, which grew to be the largest in the British Empire. With the increased use of cars after the turn of the twentieth century, the McLaughlins began producing them in 1908. In 1918, General Motors of Canada Limited was created after the merger of the McLaughlin Motor Car Company and the Chevrolet Motor Car Company of Canada with Robert Samuel McLaughlin as president (Mika & Mika, 1983).

The first schools in Oshawa were one-room log buildings, with one of the earliest being located at King Street and Simcoe Street as early as 1829. The Union School was constructed in 1835 and Centre Street School was built in 1856 with part of the school being used as a high school. An independent high school was built in 1865. Ward schools were constructed in 1877 after the municipality was divided into wards. Many of the early religious meetings took place at the Union School until the congregations of the various churches were able to construct their own buildings. In 1841, the Wesleyan Methodist and the Roman Catholics built their churches, followed by the Christian Church the year after. In 1843, St. George's Anglican Church was constructed, and the Presbyterians constructed a church in 1862 (Mika & Mika, 1983).

A public library began in 1864 as a Mechanics' Institute in Oshawa. A Carnegie Library was formed in 1906. Colonel R.S. McLaughlin gifted the city a library, the present McLaughlin Public Library in 1954, with further funds being donated in 1966 for an expansion of the library (Mika & Mika, 1983).

In 1922, Oshawa annexed part of East Whitby Township and was incorporated as a city in 1924. Another annexation of part of the township occurred in 1951.



When Ontario County was dissolved in 1974, Oshawa became part of the Regional Municipality of Durham (Mika & Mika, 1983).

Simcoe Heights

The subject property is located within the area of Oshawa that was once known as Simcoe Heights. Simcoe Heights was a residential development that was planned during the early twentieth century and is bound by present-day Simcoe Street North to the west, Rossland Road to the north, Minto Street and Mary Street North to the east, and Aberdeen Street to the south.

Prior to the residential development, the land had been agricultural in nature and was north of the historic core of Oshawa. The Oshawa Development Company Limited purchased the land in 1912 and shortly thereafter, the Simcoe Heights Plan was registered for development (O.L.R.A., n.d.b). Although north of the core, the subdivision was still located in close proximity to the business area of Oshawa with one of the main intersections, Simcoe Street and King Street, just over one kilometre from the southern end of the neighbourhood.

Oshawa during the early twentieth century was experiencing a great deal of development with many local businesses and industry establishing themselves at the time. Those who owned the businesses and their employees needed places to live, leading to different residential subdivisions being established, including Simcoe Heights. Another subdivision was within the Industrial Park area (The Oshawa Development Co. Limited, 1914), which was close to several factories south of King Street.

4.2.4 Historical Chronology and Setting of the Subject Property

The following provides a brief overview of the historical chronology of the subject property. It includes a history of the people who lived on or owned the property, as provided in available sources, as well as a mapping review. It is based on a variety of primary and secondary source materials, including maps, abstract indexes, archival images, and historic photographs.



The subject residence is located at 30 Connaught Street on Lot No. 72 of Plan No. 146 in the City of Oshawa. This property was formerly part of Lot 10 on Concession 2 of East Whitby Township. In the second half of the nineteenth century, Lot 10 was owned by James Ross (Figure 4 and Figure 5). It remained primarily agricultural throughout the nineteenth century.



Figure 4: The location of the subject property overlaid on the 1860 map of Ontario County. Source: (Tremaine, 1860)



Figure 5: The location of the subject property overlaid on the 1877 Illustrated Historical Atlas of Ontario County. Source: (Beers, 1877)

Lot 10 was divvied up over the course of the late nineteenth and early twentieth centuries (Figure 6).



Figure 6: The location of the subject property overlaid on the 1894 Municipal Plan of the Town of Oshawa. Source: (Deans, 1894)

On 4 May 1912, the Oshawa Development Company Limited purchased property from the J.C. Hayes Company Limited for the purposes of building a subdivision. The Plan of Simcoe Heights was initiated quickly thereafter, coming into effect 16 May 1912 (Figure 7) (O.L.R.A., n.d.b).

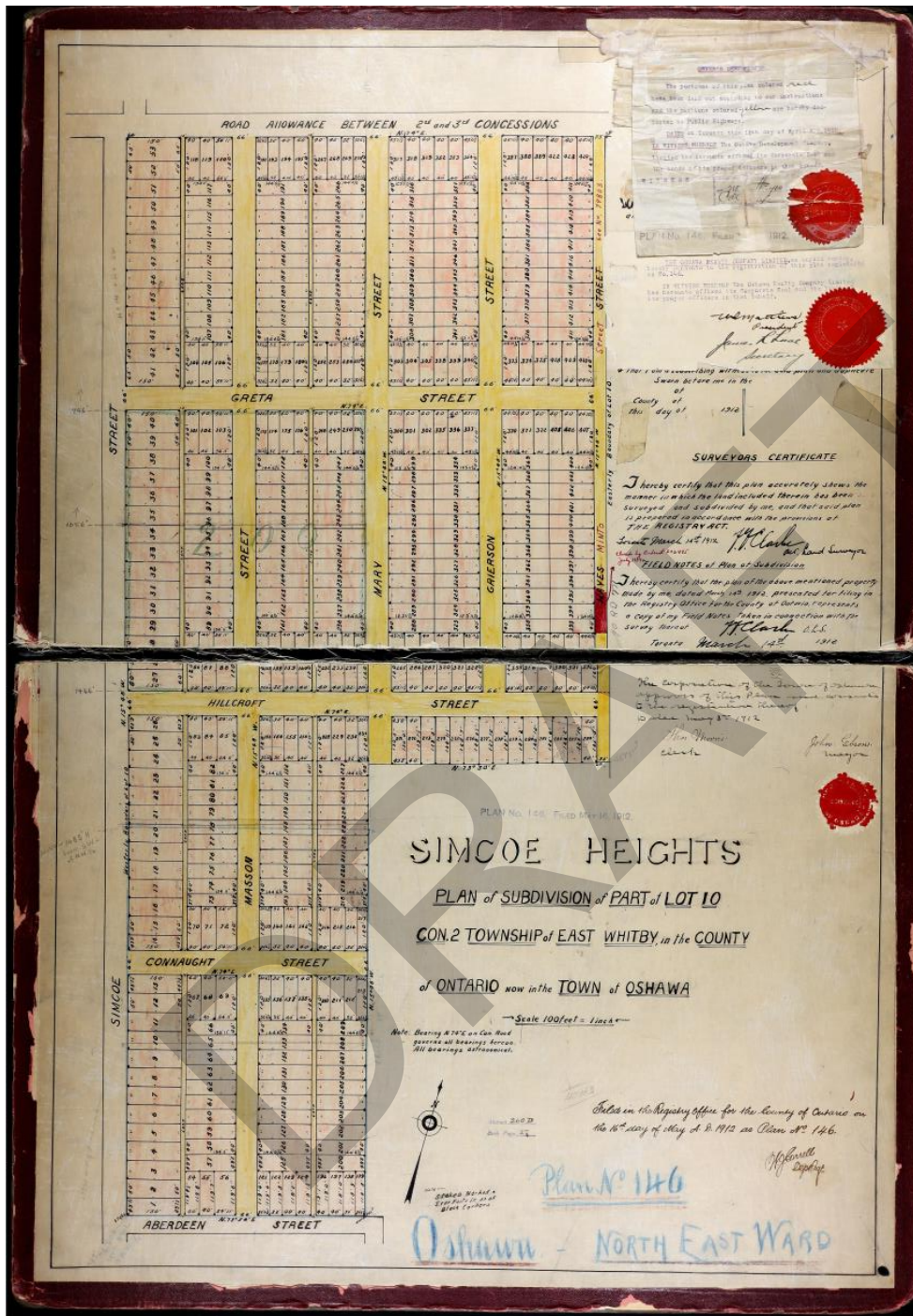


Figure 7: Plan of Subdivision for Simcoe Heights, 1912 (Onland)

The Oshawa Development Company Limited had significant landholdings, the largest in Oshawa at this time, and encouraged potential manufacturers and homeowners to consider Oshawa for their home or business. They described



Simcoe Heights, which consisted of 68 acres and 424 lots on the east side of Simcoe Street, as the “Finest Acreage in Oshawa” in their promotional material (Figure 8).⁵ They stressed to potential home buyers that fine residences would be erected, and that “sewers and sidewalks as well as water and electric light, are available to those who build homes here” and that it would be a solid investment with potential for “a handsome profit”. They further boasted of Simcoe Heights’ proximity to schools, parklands, the Y.M.C.A., the library, churches, banks, and other business and civic buildings (The Oshawa Development Co. Limited, 1914). The company also had large landholdings along King Street and Drew Street.



View of Simcoe Heights—acknowledged to be the most valuable un-built up acreage in Oshawa. Located on the main street, it is only one minutes walk from the car.

Figure 8: View of Simcoe Heights as it appeared in 1914 (The Oshawa Development Co. Limited, 1914).

The subject parcel on Lot 72 of Simcoe Heights remained empty throughout the 1910s. In 1919, the Oshawa Development Company Limited sold the lot to Manley C. Rose for \$1,800. Rose, identified as a real estate agent in the 1921

⁵ The street running from the foreground to the left is Simcoe Street, the street intersecting Simcoe Street is Aberdeen Street. The house in the photograph is still standing at 18 Aberdeen Street.

Oshawa Directory (Oshawa City Directory, 1921), bought many properties in the Simcoe Heights development before selling them off in the late 1910s and early 1920s (O.L.R.A., n.d.a). He sold the subject lot, which remained empty (Figure 9), to Alexander G. Storie in July 1922 for \$1,750. Storie was the manager at the Fittings foundry (Oshawa City Directory, 1921). One year later, on 7 July 1923, Storie and his wife sold the lot to William Chester Smith, this time for \$1,025, once again less than it had sold for in 1922 (O.L.R.A., n.d.a).



Figure 9: The location of the subject property overlaid on the 1921 Oshawa Fire Insurance Plan. Source: (Goad, 1921)

By this time, William Chester (Billy) Smith (1847-1931) was a prominent politician in the Oshawa area (Figure 10 and Figure 11). He served as deputy reeve of East Whitby Township from 1878 to 1882 and as reeve from 1883 to 1886. He was also a Member of Parliament on several occasions, representing the riding of Ontario South as a Conservative from 1887 to 1891, 1892 to 1896, and 1911 to 1917, and then as a Unionist from 1917 to 1921 (Farewell, 1907b; Parliament of Canada, n.d.). All the while, he served on numerous Standing Committees, particularly those with a connection to agriculture. Prior to his political life – and perhaps at the same time – Smith, who was born in Columbus and later lived on a 267-acre farm in the same community, was a farmer,



breeder, and importer. He was “regarded as a progressive and prosperous agriculturalist” (Terech, 2015). He also was a trustee on the Columbus School Board for 20 years in the late nineteenth century. Smith, a Presbyterian, married Helen Burns in 1880 and the couple had one daughter and two sons (Cochrane, 1895).

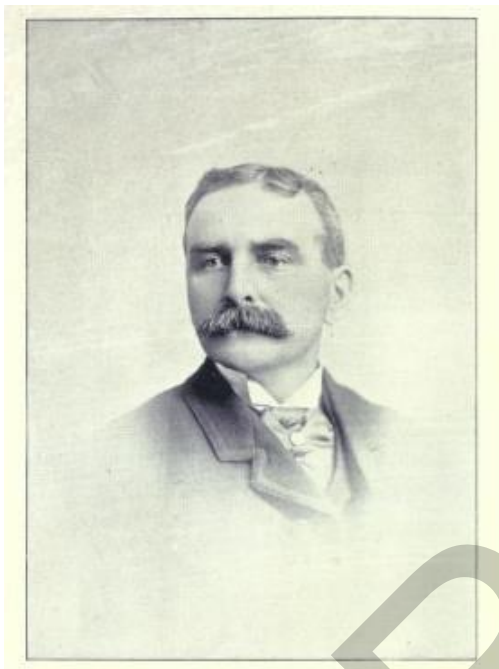


Figure 10: William Smith, c. 1895
(Cochrane, 1895)

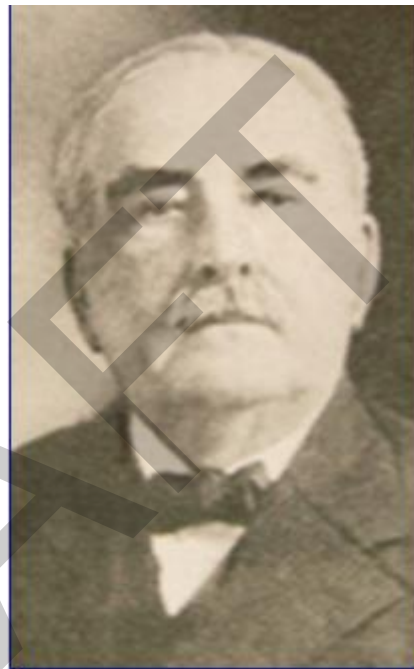


Figure 11: William Smith, 1918
(Parliament of Canada, n.d.).

Smith granted the land to the Housing Commission of the Municipality of the Town of Oshawa three weeks after purchase, on 26 July 1923. The Housing Commission had likely succeeded the Oshawa Development Company Limited as the owner of Simcoe Heights, as well as of another proposed subdivision near Drew Street (Sendbuehler & Gilliland, 1998). It was during the early 1920s that Simcoe Heights, and Connaught Street in particular, was starting to take shape. Connaught Street was not identified as a street in the 1921 Directory but was established by 1923 (Oshawa City Directory, 1921 and 1923).⁶ The only residence listed on Connaught Street in 1923 was that of A.I. Morrison. There is no street address associated with his residence – it is instead listed as N.S. – but

⁶ Note that the 1922 City Directory was not available for review.

it is known that he lived at 24 Connaught Street for years thereafter.⁷ By 1924, several houses were extant along Connaught Street including those that the Oshawa City Directory lists as 17, 23, 24, 28, 42, 45, and 62 (Oshawa City Directory, 1924). This includes the subject house; the address was listed as 28 Connaught Street in 1924 but became 30 Connaught Street in 1928.

It seems most plausible that William Chester Smith had the house built between 1923 and 1924. According to the City Directories for 1924 and 1926, Smith was the occupant of 28 Connaught Street, immediately before the intersection with Masson Street (Oshawa City Directory, 1924 and 1926). The architect and builders remain unknown.

The Housing Commission of the Municipality of the Town of Oshawa officially granted the land back to Smith on 20 June 1927 for \$3500. However, he sold the property later that day to John B. Pangman for \$15,000 (O.L.R.A., n.d.a).⁸ The significant sum of the purchase price strongly indicates that the property not only already had a building on it, but a substantial one.⁹ Only ten days after

⁷ The 1924 and 1926 City Directories note that A.I. Morrison, a purchasing agent for General Motors, was at 24 Connaught.

⁸ Note that in the Heritage Oshawa Request document (Roth et al., 2022), the homeowners posited that “The land was transferred and recorded in a sale from “Smith, Tom G. and wife” to “Smith, William Chester” on June 20, 1927 and then from William Chester Smith to John B. Pangman on the same date.” It is most likely that the homeowners have misidentified “Wm. C” as “Tom G.” because they do look very similar in the Abstract/Parcel Register Book. There is no evidence of a Tom G. Smith owning the subject property.

⁹ Note that average home prices within the Toronto context during the early 1920s ranged between \$4,000 and \$5,000 and many houses that included several amenities or were larger in size could still be purchased for under \$6,000 (O’Brien, 2020). Furthermore, for comparative purposes, average earnings in the City of Detroit were \$1,800 in the late 1920s. This meant that the upper limit for a family to afford a home with “civilized conveniences and modern facilities” as well as interest and tax payments would be approximately \$4,500. However, urban working-class homes across the United States ranged between \$7-9,000 in the late 1920s and were described as being out of reach for most people, especially since more than 80% of the American population earned less than \$2,000 per month (Reaume, 1930). As such, a property selling for \$15,000 in 1927 – such as the subject property – would have had a substantial home thereon, with modern conveniences. Again, given the cost, it was probably designed by an architect and constructed by professional builders and skilled carpenters.



Pangman purchased the property, on 30 June 1927, the *Oshawa Daily Reformer* included a photograph of the subject residence as part of a feature on Oshawa being “A City of Beautiful Homes” (Figure 12).

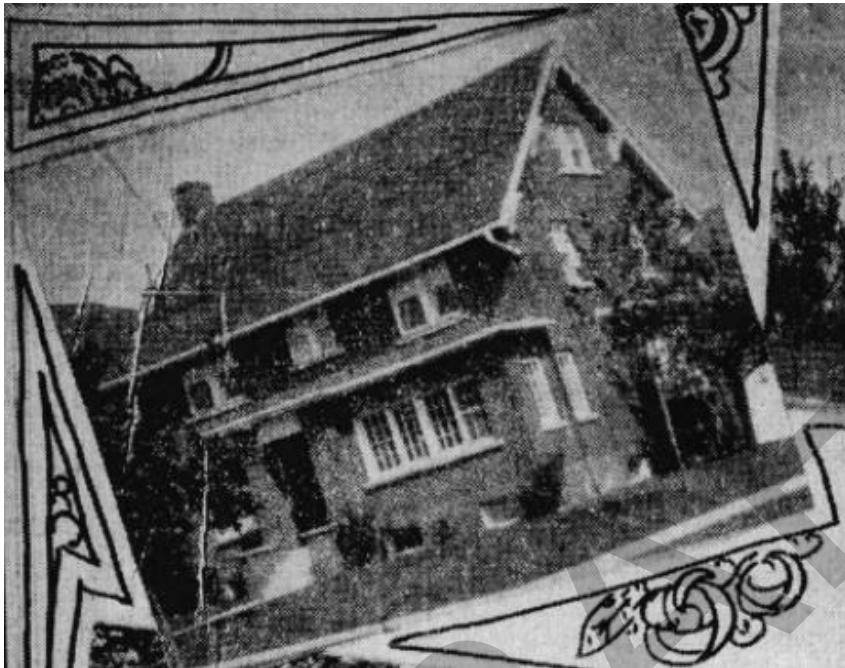


Figure 12: 30 Connaught Street, 1927 (The Oshawa Daily Reformer, 1927)

Pangman and his wife Hilda (nee McLaughlin) had married at her father's Parkwood Estate in June 1926 in what the *Winnipeg Evening Tribune*, amongst other newspapers, noted was “the largest that Oshawa has ever seen” and which was “held amid a scene of resplendent beauty” (Figure 13) (The Winnipeg Evening Tribune, 1926). While the newspaper noted that upon their return from a two-month honeymoon in Europe, the couple would reside in Montreal, it is more likely that they moved into the subject residence soon after purchasing it and moved to Montreal a few years later.



Figure 13: Marriage of Hilda McLaughlin and John Pangman, standing at right, 1926 (Hauch, 2017)

The 1928 Oshawa Directory lists Hilda and John Pangman as living in the subject house, now listed as 30 Connaught. The neighbour, A.I. Morrison, continued to occupy 24 Connaught (Oshawa City Directory, 1928). John Pangman worked with W.E. Phillips Company and his wife Hilda was one of five daughters of the well-known industrialist and philanthropist R.S. McLaughlin. They are listed as the occupants of the residence between 1928 and 1930 (Oshawa City Directory, 1928-1930). During this time, the *Oshawa Daily Times* (the successor to the *Daily Reformer*) were significant city boosters, and waxed poetic about the nature of Oshawa's residential development, noting that it was "a city of homes" and that its residences "are the temples of wholesome individuality; its gardens are bowers of peace and beauty; its streets are leafy glades – everywhere, in a lesser or greater degree, we find an element of the same charm" (The Oshawa Daily Times, 1928). In the 11 August 1928 issue, the paper provided the same group of photos that the *Daily Reformer* had the year previously. In this version, though, the residence is clearly identified as belonging to J. Burnett Pangman (Figure 14).



Figure 14: 30 Connaught Street, 1928 (The Oshawa Daily Times, 1928)

It appears that John and Hilda Pangman moved out of the residency by 1931, because by that time, they were living at 82 Park Road in Oshawa and Pangman was a manager at Duplate Safety Glass Company (Oshawa City Directory, 1931). According to Jocelyn Shaw, daughter of John and Hilda Pangman, the family moved to the Park Road North residence after it was purchased for them by R.S. McLaughlin. Furthermore, the house had been owned by Jocelyn's uncle W. Eric Phillips, the same man who had been John's employer at Phillips Glass (J. Shaw, personal communication, August 5, 2022). The Pangmans still owned 30 Connaught though, and at this time, rented it out to William C. Herring, the General Sales Manager at General Motors of Canada. The house at 30 Connaught Street was vacant in 1932, but between 1933 and 1936, David Archer, a local physician, was the tenant (Oshawa City Directory, 1932-1936). Archer was, by this time, a senior member of the Ontario County Medical Association. He practiced medicine in Port Perry from c. 1891 to 1928, when he moved to Oshawa where he continued his medical practice while also working at the Oshawa General Hospital (Hvidsten, 2018).

In 1934, John and Hilda Pangman arranged for the property to be held in the hands of Woodlands Investments Ltd (O.L.R.A., n.d.a). This is likely because the

family had recently moved away from Oshawa, likely settling in Montreal, where the Pangmans spent most of their married life (Parkwood National Historic Site, n.d.). Woodlands Investments Limited was known as a major breeder of horses and had ties to R.S. McLaughlin, Hilda's father. Among their most notable horses were Kingarvie, winner of the 1946 King's Plate and Moldy, winner of the 1947 King's Plate. Both horses were owned by Parkwood Stables, which was part of McLaughlin's empire (Canadian Horse Racing Hall of Fame, 2016; Nerbas, 2013).

In 1937, the Pangmans – through Woodlands Investments Ltd. – began renting out the subject residence to John James (J.J.) English. The 1938 Fire Insurance Plan (Figure 15) depicts the subject property in a residential neighbourhood, with the vast majority of lots showing a residence thereon.



Figure 15: The location of the subject property overlaid on the 1938 Oshawa Fire Insurance Plan. Source: (Underwriter's Survey Bureau Ltd, 1938)

English remained the tenant until 1944, when he and his wife Annie O.R. English purchased the property. Besides his main job as business secretary to R.S. McLaughlin, English was secretary and an executive member of the Greater Oshawa Community Chest, an organization that emerged in the early 1940s to

amalgamate the many fundraising agencies and campaigns into one singular campaign (Hood, 1978). J.J. and Annie continued to reside in the residence throughout the 1950s, by which time it was part of a well-established residential neighbourhood (Figure 16).



Figure 16: The location of the subject property overlaid on a 1954 aerial photograph of Oshawa. Source: (Hunting Survey Corporation Limited, 1954)

Annie English died c. 1967, but J.J. English continued to reside in the residence until at least 1971 (Oshawa City Directory, 1937-1971).¹⁰ In November 1972, English sold the property to Raymond E. Bowman (O.L.R.A., n.d.a). However, it does not appear that Bowman moved in immediately, since the subject residence was listed as vacant in 1973. The 1974 directory lists R.E. Bowman as the occupant (Oshawa City Directory, 1974). He was married to a woman named Lucille. They continued to be the owners and occupants until 1983, when they sold the property to Craig C. and Jo Anne Ryan. They only owned the property until 1985, though resided there until 1987 (Oshawa City Directory, 1983-1987).

¹⁰ No City Directory for 1972 was available for review, though it is assumed that J.J. English resided in the house until he sold it in November 1972.

The Ryans sold to Mary Elizabeth Wallace in 1985, though she did not move in until 1988 (O.L.R.A. n.d.; Oshawa City Directory, 1988). Wallace continued to occupy the residence until 1999-2000 (Oshawa City Directory, 1988-1999).

M.F.I.P.P.A. Sec. 14(1)

4.3 Discussion of Physical and Design Value

The following discusses the physical and design value of the subject property.

4.3.1 Physical Characteristics

The property at 30 Connaught Street is in the City of Oshawa (Figure 22 to Figure 33 in Appendix B) on the northwest corner of Connaught Street and Masson Street and has a limited setback from the road. The property features a two-and-a-half storey single detached residence, landscaped gardens, a pool, and sheds.

Landscape

A short driveway from Masson Street provides access to the residence and the garage. A short concrete pathway leads from the Connaught Street sidewalk to the front entrance of the residence. The property features manicured lawns to the front (south) with landscaped gardens. The backyard features an inground pool, landscaped gardens around the borders of the yard, and pool sheds.

Residence Exterior

The residence at 30 Connaught Street is a two-and-a-half storey single detached residence likely constructed between 1923 and 1924. The building has a rectangular footprint and sits on a concrete foundation. The building appears to be of frame construction with brick facing; and features a gable roof with shed-roof dormer windows on the front and rear elevations. The roof features asphalt shingles and an external chimney on the western elevation, and an internal



chimney along the northern elevation. The eaves overhang the face of the exterior wall on the southern elevation, providing shade for second storey windows. The eaves overhang is offset between the north and south elevations with the south elevation presenting a slightly longer overhang compared to the north elevation.

The front entrance on the south elevation is centrally located and has poured concrete stairs leading to the doorway with brick walls on either side of the stairway. The front elevation is asymmetrical. The front entrance is covered and has squared brick columns. A former music room projects from the front elevation to the east of the front entrance and the roof of that room connects to the covered entrance. There are groupings of three windows to the east and west of the front entrance, on the second floor there are groupings of two windows to the east and west on the second floor with a smaller grouping centrally placed above the front door. Overall, the house features a balanced fenestration pattern across all elevations. Many of the are original to the house, including the six-over-one windows, the two-over-two windows, the four-over-four window, and the 12-pane windows. The house features contrasting brick work; red brick covers the majority of the exterior walls with black brick utilized to ornament windows and foundation areas. Many windows have concrete lug sills. The second floor addition above the garage is clad in cedar shingles. The house features a covered porch at the rear of the residence that is original to the construction.

Building Interior

A.S.I. was permitted entry into the residence. The interior of the residence corroborates A.S.I.'s findings regarding the age of the building. The craftsmanship of the interior of the residence is indicative of a professionalized level of construction. A selection of interior photographs are provided in Appendix B.



4.3.2 Building Evolution and Alterations

Based on archival research, the residence at 30 Connaught Street was likely constructed between 1923 and 1924, including the attached garage (Figure 12). Shortly after the house was constructed, but after 1927, it was likely that the second-floor addition above the garage was built. This was based on observations the current homeowners had made during renovations of the interior of the residence and the materials being of similar type and date.¹¹ Shed-roof dormer windows were added to the front (south) and rear (north) elevations of the roof as the living space inside the residence was expanded, likely for a growing family. It is probable the dormers were added during construction of the second storey addition on the rear. Brackets were originally located beneath the eaves though are no longer extant.

4.3.3 Early Twentieth-Century Residential Subdivision Design Context

The subject property is located within the historical Simcoe Heights Subdivision and is documented to be one of the earlier homes built in the neighbourhood. This subdivision was first laid out in the 1910s, with substantial construction beginning in the early 1920s and with the neighbourhood substantially built out by the late 1930s. This area expresses development patterns significant in the historical core of Oshawa in the first half of the twentieth century. During this period, affluent residences were developed on lands located between Adelaide Street and Rossland Road, fronting on to Simcoe Street North and located on lands to the east. These homes housed, and reflected the aspirations of the City's growing professionalized community (BRAY Heritage et al., 2007). This area has been documented to have been developed for General Motors managers and executives, families with professionalized occupations, and members of the McLaughlin family (BRAY Heritage et al., 2007; Cole, 2011; Su Murdoch Historical Consulting, 2002a; The Oshawa Development Co. Limited, 1914). The Simcoe Heights subdivision was also built out to accommodate more

¹¹ Personal communications with M. Roth 17 August 2022.



modestly-designed homes that would have been far more financially attainable to broader ranges of people. This early twentieth-century subdivision also reflects broader residential urban development patterns that would have been typical in many growing North American cities in the post-First World War period.

Residential development patterns in this period, in many instances, aspired to deliver comfortable and modern single-detached homes to broad ranges of people. In the American context, the 'Better Homes' movement typified these ideas and objectives. Established in 1922 by Mrs. William Brown Meloney, the chief aim of Better Homes in America was to:

"make convenient, attractive, and wholesome homes accessible to all American families... to make accessible to all citizens knowledge of high standards in house building, home furnishing, and home life; and to encourage the building of sound beautiful single-family houses...." (Better Homes in America, 1926, p. 7)

In the Canadian context, the work of the Commission of Conservation, established in 1909 and the Housing Committee of the Privy Council, developed between 1918 to 1919, espoused similar ideas (Tyner, 1995, pp. 9–10). A 1919 report of the Housing Committee of the Dominion Government recommended general principles and regulations that should underpin any housing initiative developed by provincial governments. The key principles that were recommended to guide provincial and regional housing policy were:

"To promote the erection of dwelling house of modern character to relieve congestion of population in cities and towns

To put within reach of all working men, particularly returned soldiers, the opportunity of acquiring their own homes at actual cost of the building and land acquired at a fair value, thus eliminating the profits of the speculator;



To contribute to the general health and well-being of the community by encouraging suitable town planning and housing scheme”.¹²

The *Oshawa Daily Times*’ writings on the “City of Homes” in the late 1920s references several of these ideas. With the residence located at 30 Connaught featured, this promotional feature opines:

“One of the happiest features of Oshawa’s development is the fact that the beauty of its homes is not the exclusive possession of the great and near great. The houses illustrated and described in this issue are typical of the homes established by a prosperous middle-class community”(The Oshawa Daily Times, 1928).

Also featured in this spread is a ‘tribute’ by the then local Medical Health Officer describing the modern and stylish conveniences expressed in Oshawa’s newer homes, some of which were located in the Simcoe Heights Subdivision and environs:

“The modern type of home now being constructed in Oshawa is pleasant to look upon, compact, well-built, carefully designed to give light, ventilation, appearance, comfort and a certain seclusion with a definite endeavour to consider relationship to environment” (The Oshawa Daily Times, 1928).

This spread features several other residences located on Connaught Street in the vicinity of the subject property. The Oshawa Development Company Limited’s promotional material for the neighbourhood presented similar, although more practical appeals, emphasizing the subdivision’s proximity to local schools, parks and community facilities and modern amenities such as “sewers and

¹² Excerpted from Tyner 1990, and as originally presented in the “Report of the Housing Committee of the Dominion Government”, Labour Gazette April 1919, p 447.



sidewalks as well as water and electric light” (The Oshawa Development Co. Limited, 1914).

This background establishes an appropriate historical context to further characterize the subject residence’s design qualities, with respect to form, style, and materials and as is discussed further in Section 4.3.4 below.

4.3.4 Property and Building Layout and Design

The subject building at 30 Connaught Street is a very good expression of the architectural influences, materials, and forms that characterized early twentieth-century residential design in planned subdivisions located near to historical cores. These properties were promoted to attract individuals working in professionalized occupations or otherwise with sufficient financial means to service costs of land and a detached dwelling that would offer modern conveniences and aesthetic appeal. Although a specific architect and builder could not be confirmed through documentary research, primary source data from the current property owners and a visual review of the structure, strongly suggest that the building would have been architect design and constructed by a professional builder. There are no indicators that suggest the structure was property-owner built or with materials and plans sourced from a mail-order kit design. Mail-order kit designs were an economical method of home construction popular in the early twentieth century in smaller or rural communities (Henry, 2021; Warzecha, 2015).

The subject residence’s exterior composition and detailing reflects a combination of treatments that express a restrained embrace of architectural styles, materials, and building layouts emergent in the early twentieth century in similar types of residential subdivision contexts. The building is of frame construction with building elevations clad in face brick, and utilizing strongly contrasting red and black-coloured brick materials. The red brick is uniform in colour and smooth with thin mortar joints, and presents as the primary cladding on all original elevations of the building with black brick installed for ornamental purposes in various places, along poured concrete foundation walls, as lintels



atop windows, and at the base of brick columns at the front entrance. The black brick work bears evidence of flashing production methods. The contrasting brick work lends a visual interest to the façades and may also have been selected as an economical, yet practical way for the building to reference traditional uses of contrasting materials that would have been typical in late nineteenth-century residential building construction (i.e., use of dichromatic work in segmental arches and quoins; or cut stone foundations contrasting with brick cladding).

The building also features a range of treatments and features that reference architectural styles emergent in the early twentieth century. The asymmetrical front elevation, slightly elongated eaves, and subsequently-added shed-roof dormer and cedar shake cladding is typical of what are often referred to as Craftsman Bungalows or California Bungalows (Kyles, n.d.). Moreover, the choice of flat, projecting rooflines for the front porch and adjoining with the projecting front room, and for the projecting window on the east elevation, and including the second story addition, acknowledge the influence that the Prairie School of architecture was yielding at this time. A distinguishing element in the Prairie School of architecture relates to its use of low, broad, projecting horizontal forms (Kyles, n.d.). The structure's integration of a projecting room on the front façade with a shared flat roof with the front entrance suggests that this area may have been intended, either through function or aesthetic, to serve as a sunroom, a feature common in early twentieth-century residential construction.

Finally, the structure features an original, purpose-built garage area, integrated with the original portion of the residence. While not widely adopted en masse as part of residential subdivision until the post-Second World War period, home builders catalogue were advocating for their integration into residential home design in the early 1920s.

The following plates have been excerpted from trade journals and catalogues published during the 1920s to illustrate how the building at 30 Connaught Street employs and combines materials, elements, and stylistic references commonly

featured and promoted in various residential pattern books produced in this period (American Face Brick Association, 1922; Smith, 1923; Stevenson, 1923).

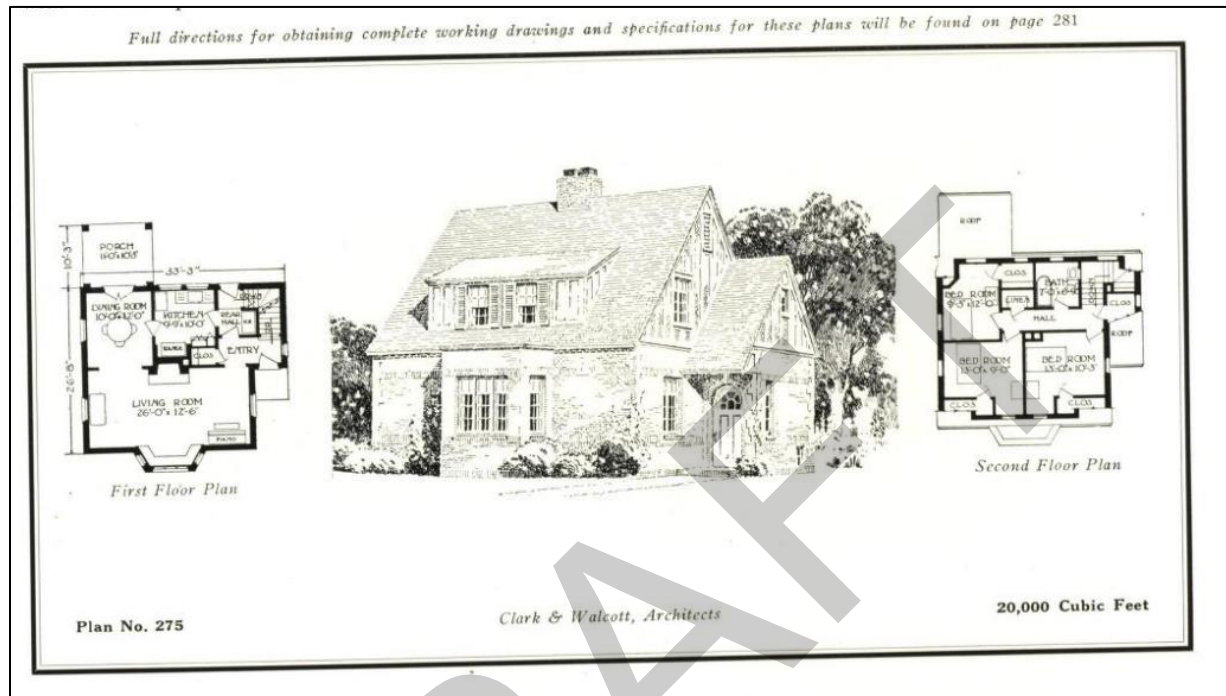


Plate 1: Residential plan described as “charming... built of two shades of brick, using one for the quoins and base and the other for the body of the house” (Smith, 1923, p. 82). This illustration parallels various treatments employed at 30 Connaught Street, including contrasting brick work, projecting windows, shed-dormer, elongated and sweeping eaves, and combined roof forms.



Plate 2: Photo of residence designed by George W. Maher, an early Prairie-style architect based in the Midwest and known for blending emerging Prairie School ideas with traditional architectural forms and styles (American Face Brick Association, 1922, p. 23). The building at 30 Connaught Street parallels this building and its restrained use of Prairie-style influences such as flat projecting roof lines at the front entrance and sun-room.



Plate 3: Illustration of residential plan designed by Robert L. Stevenson and featuring an enclosed sun-room, shed-dormer and project eaves, and similar fenestration patterns as expressed at 30 Connaught Street. Featured in *Homes of Character: One-Hundred Designs* (1923, p. 92).

4.4 Discussion of Contextual Value

The following section discusses the contextual value of the subject property.

4.4.1 Setting and Character of the Property and Surroundings

The subject property at 30 Connaught Street is approximately 0.15 acres in size and is located in an urban context within the City of Oshawa. The property is situated within a residential neighbourhood, historically known as Simcoe Heights, surrounded by single detached homes on similarly sized properties

(Figure 17). The residential neighbourhood is located approximately 1.25 kilometres north of the downtown core of Oshawa.

The property is visually consistent with other residential properties within the historic Simcoe Heights neighbourhood, many of which were also constructed in the early twentieth century (Figure 18). At the time of initial development in the first quarter of the twentieth century, the subject neighbourhood was marketed as having the “Finest Acreage in Oshawa”. By 1927, a feature in the *Oshawa Daily Reformer* profiled “A City of Beautiful Homes”, and the subject residence was featured and illustrated along with various other buildings located in the nearby vicinity. The subject house was again featured in a similar editorial spread in 1928 (The Oshawa Daily Reformer, 1927; The Oshawa Daily Times, 1928).

The Simcoe Heights neighbourhood was substantially built out by the late 1930s with the area reflecting a period of growth and development in Oshawa during the early twentieth century. Many of the homes in the neighbourhood housed members of Oshawa’s professionalized community with managers and executives of General Motors, individuals with professionalized occupations, and others of such means. The subdivision was also built out to allow for more modestly-designed homes that would have been more financially attainable for a broader range of individuals and their families.

The property at 30 Connaught Street, with its original lot dimensions and its well-preserved two-and-half storey residence, is an important element in the neighbourhood as it contributes to and defines the early twentieth-century character of the area. The character of the Simcoe Heights neighbourhood has been well preserved into the twentieth-first century as many of the properties generally appear as they would have when nearly built out by the Second World War. The property also defines and contributes to the Connaught Street streetscape as one of the earliest homes constructed in the subdivision and the residence was built to a very good level of aesthetic appeal and featuring many of the aspirational modern conveniences promoted to affluent individuals during this time period.





Figure 17: View north to the subject residence (right) and neighbouring properties at 24 Connaught Street (middle) and 20 Connaught Street (left) (A.S.I. 2022).



Figure 18: View of residences along Masson Street, looking southwest (A.S.I. 2022).

4.4.2 Community Landmark

The subject property at 30 Connaught Street is not considered to be a visually prominent landmark within the local context, whereby the residence is visually distinctive or distinguished in stark ways from its surroundings either through the use of architectural features, materials, built form, height, or arrangement on the lot. The size and massing of the house, including its lotting pattern are typical of a residential property within the Simcoe Heights neighbourhood. The subject property does not appear to serve as a place of community or tourist congregation, nor does it appear to serve an orienting function for pedestrians or motorists.

4.5 Comparative Analysis

The subject residence at 30 Connaught Street, likely constructed between 1923 and 1924, is a typical residential building located in an early twentieth-century residential subdivision (see Plate 1 to Plate 3 in Section 4.3.4 for examples of such homes). The house displays a high level of authenticity and heritage integrity. Few alterations have been undertaken and it appears much as it would have in the mid 1920s. While a front former and rear addition were made following the initial period of construction, these changes have been sympathetic.

The materials and architectural elements utilized in the residence's design are typical of the time although they are combined in such a way to make the home unique in the Simcoe Heights neighbourhood. The property does not present a traditional expression of common architectural styles of the time, such as Tudor Revival, Dutch Colonial, or four-square homes. These styles were popular during the early twentieth century and many homes in these styles were constructed throughout the Simcoe Heights neighbourhood, as well as contemporary residential neighbourhoods in Southern Ontario (Figure 19 to Figure 21).

Thus, the subject residence at 30 Connaught Street is representative of early twentieth-century residential design ideas but is a unique example in its localized context through its combination of architectural influences and



elements, built form, and materials. Furthermore, the residence is one of the earlier homes built in the Simcoe Heights neighbourhood and was an early home to be featured as representative of Oshawa's 'beautiful homes' developed in the post-First World War period. The house is not ostentatious, but is an early, well-executed, and very well maintained example of this type of residence built in Oshawa.



Figure 19: Example of a Tudor Revival house at 55 Connaught Street (A.S.I. 2022).



Figure 20: Examples of Dutch Colonial homes along Masson Street (A.S.I. 2022).



Figure 21: Examples of four-square residences along Connaught Street (A.S.I. 2022).

5.0 Heritage Evaluation

The evaluation of the subject property at 30 Connaught Street using the criteria set out in Ontario Regulation 9/06 is presented in the following section. The following evaluation has been prepared in consideration of data regarding the design, historical/associative, and contextual values in the City of Oshawa.

5.1 Ontario Regulation 9/06

Evaluation of the subject property at 30 Connaught Street using Ontario Regulation 9/06 of the *Ontario Heritage Act*.

1. The property has design value or physical value because it:
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method:
 - The subject property is a representative example of residential building design in an early twentieth-century subdivision context. It deploys materials and architectural elements typical of the time yet combines them in atypical ways, making the building a unique expression of how a ‘modern’ house could be executed economically and with high aesthetic appeal in the 1920s.
 - The subject property meets this criterion.
 - ii. displays a high degree of craftsmanship or artistic merit:
 - The building has been very well preserved and its interior and exterior materials indicate that the building was likely architect design and constructed by a professionalized builder and carpenter. The building utilizes restrained architectural elements and economical materials and is a well-executed example of a modern building constructed in the early 1920s. However, it is not known to have exceeded what would have been typical or standard finishes and construction methods at the time of its construction.
 - The subject property meets this criterion.



iii. demonstrates a high degree of technical or scientific achievement:

- The residence was likely an architect designed house, built by professionalized builders and carpenters. However, no evidence exists that the design or construction of the house exhibits technical or scientific achievement in residential building design or construction.
- The subject property does not meet this criterion.

2. The property has historical value or associative value because it:

i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community:

- The building is directly associated with early twentieth-century residential subdivision patterns in the City of Oshawa that were concentrated in the area between Adelaide Street and Rossland Road, east of Simcoe Street North, and which became known as the Simcoe Heights Subdivision. The building reflects on the period of Oshawa's urban development that witnessed population increases and growth of individuals employed in professionalized occupations and within the thriving General Motors enterprise. The subject building is one of the earlier buildings established in the subdivision, a neighbourhood that has been documented to represent a high quality of architecture. The building is also directly associated with William Chester (Billy) Smith. He was a prominent politician in the Oshawa area who served in local and federal politics between 1878 to 1921. Documentation indicates that Smith would have commissioned construction of the building, sometime between 1923 and 1924, living in it for approximately 3 – 4 years before selling the property to the Pangmans, also a locally significant family by association with the McLaughlin family.
- The subject property meets this criterion.

- ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture:
 - The property is not known to yield information that contributes to an understanding of a community or culture, and which has not been otherwise addressed through alternative criterion.
 - The subject property does not meet this criterion.
- iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community:
 - The building was very likely architect designed and constructed by professionalized and skilled builders and carpenters. However, documentation of a specific architect or builder has not been confirmed at this time.
 - The subject property does not meet this criterion.

3. The property has contextual value because it:

- i. is important in defining, maintaining or supporting the character of an area:
 - The property and building are an important element in the local neighbourhood, contributing to and defining the early twentieth-century character of the area. This character has been very well preserved within the area that historically comprises the Simcoe Heights subdivision. The building's age, materials, size, massing, built form, lotting pattern and well-preserved condition make it a representative element of the surrounding area. Its restrained combination of architectural elements and materials that were emerging as influential trends in 'modern' residential design in the early twentieth century also make it a defining element in the local area. It is one-of-a-kind in comparison to other buildings in the neighbourhood and it was also featured and celebrated as a prototypical residence in the neighbourhood in local newspapers in the late 1920s.
 - The subject property meets this criterion.

- ii. is physically, functionally, visually or historically linked to its surroundings:
 - The subject property and building have a historical relationship with adjacent lands and the Simcoe Heights Subdivision. It is also physically, functionally, and visually related to its surroundings as discussed above.
 - The subject property meets this criterion.
- iii. is a landmark:
 - The subject property is not known to function as a landmark.
 - The subject property does not meet this criterion.

Based on available information, it has been determined that the property at 30 Connaught Street in the City of Oshawa meets many of the criteria contained in Ontario Regulation 9/06.

6.0 Conclusions and Next Steps

This evaluation was prepared in consideration of data regarding the design, historical/associative, and contextual values within the City of Oshawa. This evaluation determined that the property at 30 Connaught Street meets the criteria outlined in *Ontario Heritage Act* Regulation 9/06 and therefore retains cultural heritage value or interest. The property is a very good expression of architectural influences, materials, and forms that characterized early twentieth-century residential design in neighbourhoods like the planned Simcoe Heights area. The property is also associated with significant individuals and families, including local politician William Chester Smith and the Pangman family. Finally, the property is an important element that defines and contributes to the character of the Simcoe Heights neighbourhood. The property was featured in local newspapers in the late 1920s as an example of Oshawa's emergent 'beautiful homes' and it has been very well preserved in the intervening decades.



The following recommendations are proposed:

1. Based on the results of research, analysis and heritage evaluation activities, it is recommended that this property be designated under Part IV of the *Ontario Heritage Act*.
2. At present, the Statement of Significance has been written to identify heritage attributes located on the building exterior that express the significance of the property. There may be select features within the structure that could be included in the designation by-law. It is recommended that the City of Oshawa enter into discussion with the property owners to discuss inclusion of interior fabric and features within the designation by-law.

7.0 Draft Statement of Cultural Heritage Value and Heritage Attributes

This section provides the description of the property, a description of its cultural heritage value or interest, and a list of associated heritage attributes.

7.1 Description of Property

The property at 30 Connaught Street features a two-and-a-half storey single detached residence likely constructed between 1923 and 1924. The residential building occupies the lot that was established as part of the Simcoe Heights Subdivision in 1912. The building is located at the corner of Connaught Street and Masson Street, two thoroughfares established as part of this early twentieth-century subdivision.

7.2 Cultural Heritage Value or Interest

The property at 30 Connaught Street is of cultural heritage value for design, associative and contextual reasons. The two-and-a-half storey detached residence located on the lot was commissioned for construction by a prominent



politician in Oshawa, William Chester Smith, sometime between 1923-1924 and subsequently owned or occupied by people who had personal or professional associations with R.S. McLaughlin, Oshawa's well-known industrialist and philanthropist. The subject property is located within the historical Simcoe Heights subdivision and is documented to be one of the earlier homes built in the neighbourhood. This subdivision was first laid out in the 1910s, with substantial construction beginning in the early 1920s and with the neighbourhood substantially built out by the late 1930s. This area expresses development patterns significant in the historical core of Oshawa in the first half of the twentieth century. During this period, affluent residences were developed on lands located between Adelaide Street and Rossland Road, fronting on to Simcoe Street North and located on lands to the east. These homes housed, and reflected the aspirations of the City's growing professionalized community. This area has been documented to have been developed for General Motors managers and executives, families with professionalized occupations, and members of the McLaughlin family. The Simcoe Heights subdivision was also built out to accommodate more modestly-designed homes that would have been far more financially attainable to broader ranges of people. The property, through its original lot dimensions and its well-preserved two-and-half storey residence with attached garage embodies these associations.

The property is also of design value. The building at 30 Connaught Street is a very good expression of the architectural influences, materials, and forms that characterized early twentieth-century residential design in planned subdivisions located near historical cores. These areas were promoted to attract individuals working in professionalized occupations or otherwise with sufficient financial means to service costs of land and a detached dwelling that would offer modern conveniences and aesthetic appeal. The subject residence's exterior composition and detailing reflects a combination of treatments that express a restrained embrace of architectural styles and features and building materials emergent in the early twentieth century in similar types of residential subdivision contexts. The two-and-half-storey building expresses these values through its combination of: roof lines, including gable roof, shed-roof dormer, and flat roof line with broad projecting eaves; asymmetrical façade; elongated



eaves on southern elevation; shed-dormer additions and cedar shake cladding; contrasting brickwork; window types and arrangements; rectangular floorplan; and attached garage.

The property at 30 Connaught Street is also of contextual value as a feature that strongly defines and contributes to the historical Simcoe Heights subdivision and the Connaught streetscape. It is one of the earliest buildings constructed in the subdivision and executed to a very good level of aesthetic appeal and with all of the aspirational modern conveniences promoted to affluent individuals. It is a unique building within the neighbourhood but executed to 'fit' through its attention to setback, scale, massing, materiality, and architectural elements. It continues to stand as an iconic expression of Oshawa's post-First World War period of 'Beautiful Homes' that emerged in the growing City.

Heritage Attributes

- Two-and-half-story residence on a rectangular footprint with attached garage;
- Combination of exterior cladding including red face brick and contrasting black brick at windows, foundations, and front entrance area and cedar shake shingles on shed-dormer and rear addition;
- Contrasting roof forms, including gable roof with elongated eaves on southern elevation, shed-roof dormer, and flat roof lines with broad projecting eaves;
- Original six over one double-hung windows on all elevations with concrete lug sills, including windows integrated as part of the shed-dormer and rear second-storey addition;
- Original two-over-two double-hung windows on the southern, western, and northern elevations with concrete lug sills;
- Original 12-pane windows on the eastern elevation with concrete lug sills;
- Original four-over-four window on the western elevation of the projecting front room;
- Covered entrance and door on south elevation and porch;
- Asymmetrical façade;



- Projecting rooms and windows on southern and eastern elevations with flat roof lines with projecting eaves;
- Rear porch with louvered shutters;
- External and internal chimneys;
- Orientation of the building to Connaught Street and original vehicular access from Masson Street;
- Consistent setback with buildings located on Connaught Street; and
- Historic lot dimensions that correspond to the Simcoe Heights plan of subdivision.

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DRAFT

Appendix A: Qualified Persons Involved in the Project

Rebecca Sciarra, M.A., C.A.H.P.

Partner, Director - Cultural Heritage Division

The Senior Project Manager for this report is **Rebecca Sciarra** (M.A., Canadian Studies). She was responsible for: overall project scoping and approach; development and confirmation of technical findings and study recommendations; application of relevant standards, guidelines and regulations; and implementation of quality control procedures. Rebecca is a Partner and Director of the Cultural Heritage Division. She is responsible for the highest-level management of a busy and diverse team of heritage professionals who apply their expertise across a broad range of public and private sector clientele. Rebecca also provides oversight and quality assurance for all deliverables, maintaining responsive and prompt client communications, and providing heritage clients with a direct connection to corporate ownership. In addition to her role as Director of the Cultural Heritage Division, Rebecca is academically trained in heritage conservation principles and practices. She has led a range of high profile and complex heritage planning and conservation management projects for public and private sector clients. Her experience in both the private and public sectors has involved providing expertise around the strategic development of policies and programs to conserve Ontario's cultural heritage resources as part of environmental and land-use planning processes. She has worked with municipal, provincial, federal and private sector clients to lead heritage evaluations and assessment as part of area planning studies, including secondary plans, heritage conservation district studies, and master plans. Rebecca is a member of I.C.O.M.O.S. Canada and the Canadian Association of Heritage Professionals.



**Kirstyn Allam, B.A. (Hon), Advanced Dipl. in Applied Museum Studies
Cultural Heritage Analyst, Technical Writer and Researcher - Cultural Heritage
Division**

One of the report writers for this report is **Kirstyn Allam** (B.A. (Hon.), Advanced Diploma in Applied Museum Studies), who is a Cultural Heritage Analyst, and Technical Writer and Researcher within the Cultural Heritage Division. She was responsible for preparing and contributing to research and technical reporting. Kirstyn Allam's education and experience in cultural heritage, historical research, archaeology, and collections management has provided her with a deep knowledge and strong understanding of the issues facing the cultural heritage industry and best practices in the field. Kirstyn has experience in heritage conservation principles and practices in cultural resource management, including three years' experience as a member of the Heritage Whitby Advisory Committee. Kirstyn also has experience being involved with Stage 1-4 archaeological excavations in the Province of Ontario.

**Michael Wilcox, P.h.D.
Historian – Cultural Heritage Division**

One of the report writers for this report is **Michael Wilcox** (P.h.D., History), who is a historian within the Cultural Heritage Division. He was responsible for preparing and contributing to background historical research, reviewing existing heritage inventories, and technical reporting for this project. His current responsibilities focus on identifying and researching historical documents as well as background research, assessment, and evaluation of cultural heritage resources in Ontario. He has over a decade of combined academic and workplace experience in conducting historical research and crafting reports, presentations, articles, films, and lectures on a wide range of Canadian history topics.



Appendix B: Existing Conditions Photographs

Residence Photographs



Figure 22: Front façade (southern elevation) (A.S.I. 2022).



Figure 23: Western elevation (A.S.I. 2022).



Figure 24: Northern elevation (A.S.I. 2022).



Figure 25: Eastern elevation (A.S.I. 2022).



Figure 26: Detail view of the roof slope and the longer overhang along the southern elevation (left in the photograph) (A.S.I. 2022).



Figure 27: Detail view of the repeating fenestration pattern along the front façade (A.S.I. 2022).



Figure 28: View of the decorative brickwork and concrete lug sills along the windows along the eastern elevation (A.S.I. 2022).



Figure 29: Detail of the front entrance steps (A.S.I. 2022).



Figure 30: View of the original front entrance door (A.S.I. 2022).



Figure 31: Detail of the staircase from the main floor (ASI 2022).



Figure 32: View of the original radiator covering in the former front music room (ASI 2022).

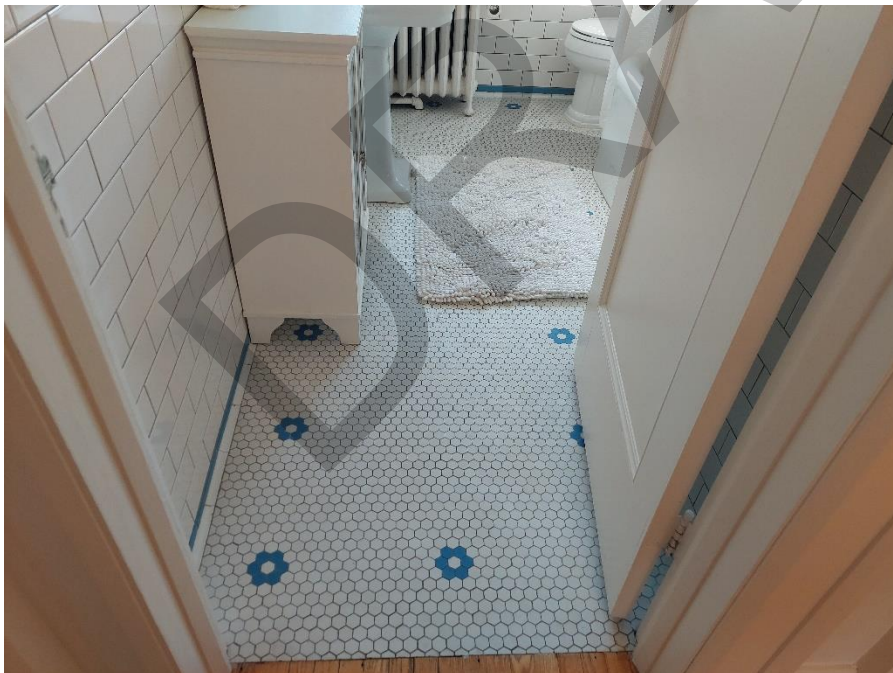


Figure 33: Detail of tiling in the third floor bathroom (A.S.I. 2022).

Contextual Photographs



Figure 34: View of Connaught Street from Simcoe Street North, looking east (A.S.I. 2022).



Figure 35: View of residences along Connaught Street east of Masson Street (A.S.I. 2022).




Figure 36: View of residences along Connaught Street east of Jarvis Street (A.S.I. 2022).



Figure 37: View of residences along Simcoe Street North just north of its intersection with Connaught Street (A.S.I. 2022).

Subject: Draft Heritage Research Report
Address: 30 Connaught Street
Ward: 4
File: 12-04



 Subject Site

City of Oshawa
Development Services Department 

