

**Evaluation of 442 King Street East
According to *Ontario Regulation 9/06*
City of Oshawa**

Prepared for
City of Oshawa
50 Centre Street South
Oshawa, ON L1H 3Z7

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GLOSSARY OF ABBREVIATIONS

ARA – Archaeological Research Associates Ltd.
 CHVI – Cultural Heritage Value or Interest
 MCM – Ministry of Citizenship and Multiculturalism
 OHA – Ontario Heritage Act
 O. Reg. – Ontario Regulation

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HERITAGE RESEARCH REPORT REQUIREMENTS

	Relevant ARA Section
1. Title Page (including date of report)	Cover Page
2. Table of Contents	Page i
3. Introduction including the purpose of the report and any legislative context	1.0 Introduction 4.0 Legislative Framework
4. A description of the Subject Property (legal description and any defining characteristics, including buildings, landscapes and structures)	3.0 Property Information 5.0 Background Information Appendix A: Photographs
5. A map depicting the site location within the City	3.0 Property Information (Map 1)
6. The historical and cultural significance of the Subject Property	5.0 Background Information Appendix B- Historic Maps
7. Evaluation of the Subject Property against Ontario Regulation 9/06	6.0 Evaluation of Significance
8. A statement of Cultural Heritage Value or Interest	8.0 Statement of Cultural Heritage Value or Interest
9. A list of the heritage attributes, with a description of each attribute	7.0 Heritage Attributes 9.0. Map of Heritage Attributes
10. A final recommendation on designation	10. Conclusions
11. An Appendix containing labeled colour photographs of the site	Appendix A

1.0 INTRODUCTION

The City of Oshawa has requested that Archaeological Research Associates Ltd. (ARA) evaluate the cultural heritage value or interest (CHVI) of 442 King Street East according to *Ontario Regulation 9/06* as amended by *Ontario Regulation 569/22 (O. Reg.)* to determine if the property is worthy of designation under Part IV of the *Ontario Heritage Act (OHA)*.

2.0 METHOD

This report examines the design of the property, presents its history and describes its context.

2.1 Field Survey

A field survey was conducted on February 16, 2024. The exterior of the property was viewed and photographed in its entirety as permission to enter the property was granted by the property owner. No interior site visit was conducted at this time.

2.2 Research

Background information was obtained from historical maps (i.e., illustrated atlases), archival sources (i.e., historical publications and records) and published secondary sources (online and print).

2.3 Consultation

The City of Oshawa commissioned ARA to prepare a supplemental Heritage Research Report for 442 King Street East (subject property). The subject property is currently listed on the Heritage Oshawa Inventory of City of Oshawa Heritage Properties as a 'Class A' property. No additional consultation was undertaken for this report. This report has been informed by M. Cole's 2010 *Research Report-442 King Street East, City of Oshawa*.

2.4 Method Conclusion

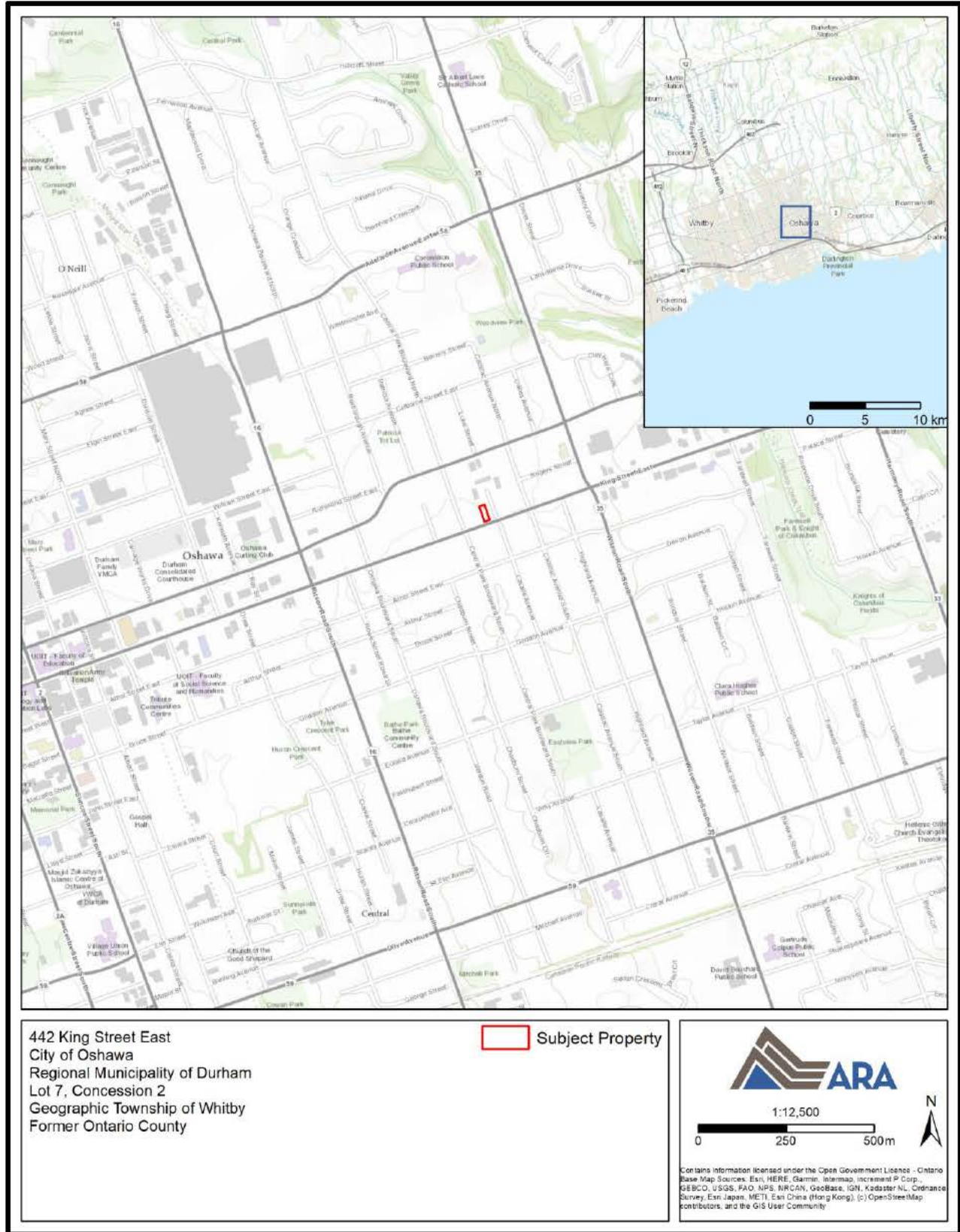
Using the results of the field survey and research detailed above, the CHVI of 442 King Street East is evaluated against the criteria prescribed in *O. Reg. 9/06* of the *OHA*. If the property meets two or more of the criteria, a Statement of Cultural Heritage Value or Interest is then provided including a list of heritage attributes.

3.0 PROPERTY INFORMATION

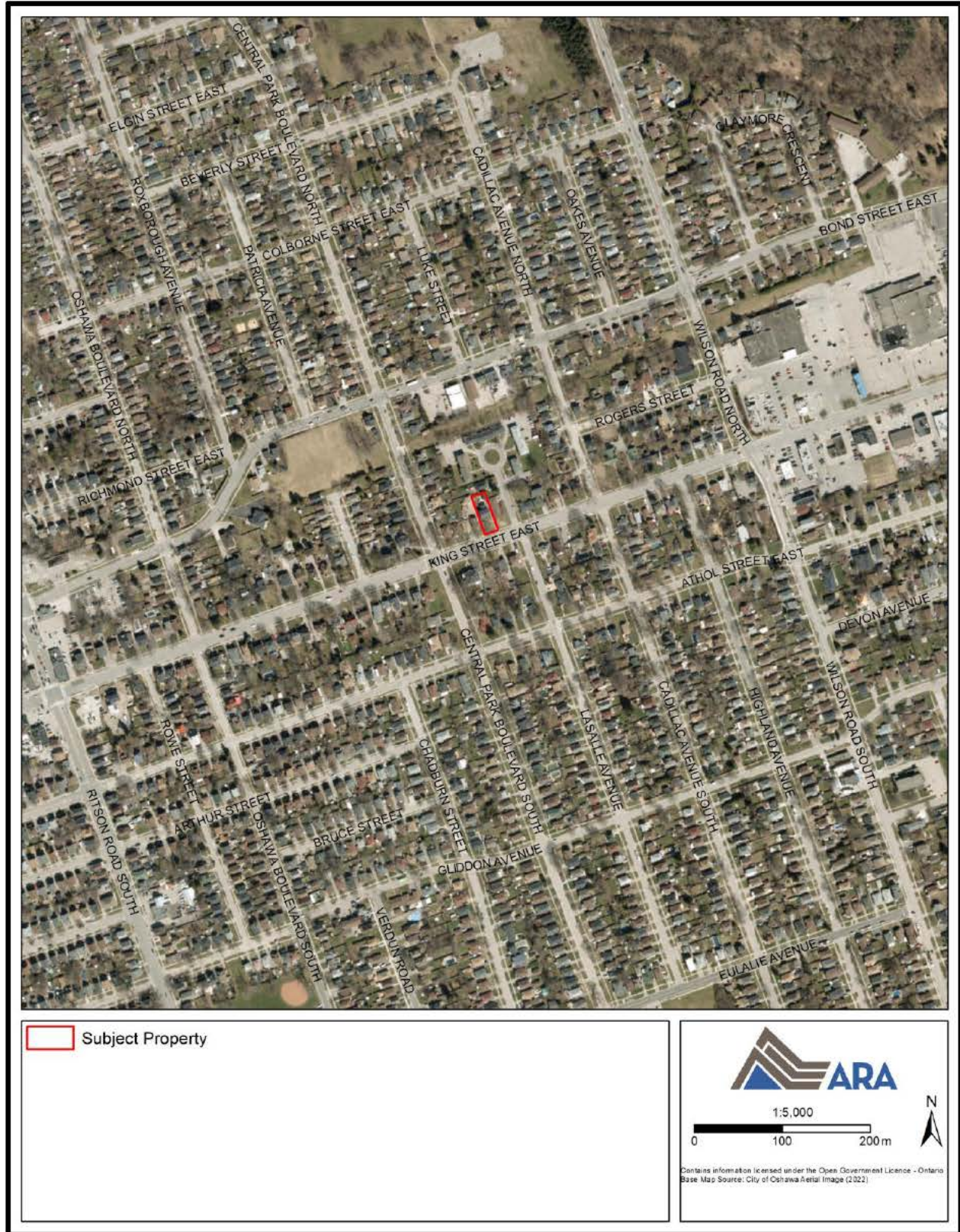
Civic Address: 442 King Street East, City of Oshawa, ON.

Legal Description: PART LOT C1, SHEET 2, PLAN 335, CITY OF OSHAWA

The location of the subject property is displayed in Map 1 and Map 2.



Map 1: Subject Property in the City of Oshawa
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri)



Map 2: Subject Property on Current Aerial Image
Produced under licence using ArcGIS® software by Esri, © Esri; Google Earth 2022)

4.0 LEGISLATIVE FRAMEWORK

4.1 Provincial Policies and Guidelines

4.1.1 *The Planning Act*

In Ontario, the *Planning Act* is the primary document used by provincial and municipal governments in land use planning decisions. The purpose of the *Planning Act* is outlined in Section 1.1 of the Act, which states:

- 1.1** *The purposes of this Act are,*
- (a) to promote sustainable economic development in a healthy natural environment within the policy and by the means provided under this Act;*
 - (b) to provide for a land use planning system led by provincial policy;*
 - (c) to integrate matters of provincial interest in provincial and municipal planning decisions;*
 - (d) to provide for planning processes that are fair by making them open, accessible, timely and efficient;*
 - (e) to encourage co-operation and co-ordination among various interests;*
 - (f) to recognize the decision-making authority and accountability of municipal councils in planning.* 1994, c. 23, s. 4.

Part I Provincial Administration, Section 2 states:

The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under the Act, shall have regard to, among other matters, matters of provincial interest such as,

- (d) the conservation of features of significant architectural, cultural, historical, archaeological, or scientific interest.* 1990: Part I (2. d).

Part I Provincial Administration, Section 3, 5 Policy statements and provincial plans states:

A decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Tribunal, in respect of the exercise of any authority that affects a planning matter,

- (a) shall be consistent with the policy statements issued under subsection (1) that are in effect on the date of the decision; and*
- (b) shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be.* 2006, c. 23, s. 5; 2017, c. 23, Sched. 5, s. 80.

The current *Provincial Policy Statement (PPS)*, issued under section 3 of the *Planning Act*, came into effect May 1st, 2020.

4.1.2 *The Provincial Policy Statement (2020)*

The *Provincial Policy Statement (PPS 2020)* contains a combined statement of the Province's land use planning policies. It provides the provincial government's policies on a range of land use planning issues including cultural heritage outlined in Section 1.7 c) as including:

Ontario's long-term prosperity, environmental health, and social well-being depend on conserving biodiversity, protecting the health of the Great Lakes, and protecting natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental and social benefits (Section 1.7 e, MMAH 2020:24).

The *PPS 2020* promotes the conservation of cultural heritage resources through detailed policies in Section 2.6, such as 2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved” and

2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved (MMAH 2020:31).

4.1.3 Ontario Heritage Act

The *OHA*, R.S.O. 1990, c.018 is the guiding piece of provincial legislation for the conservation of significant cultural heritage resources in Ontario. The *OHA* gives provincial and municipal governments the authority and power to conserve Ontario’s heritage. The *OHA* has policies which address individual properties (Part IV) and heritage districts (Part V), which require municipalities to keep a register of such properties and allows the municipalities to list non-designated properties which may have cultural heritage value or interest (Section 27).

In order to objectively identify cultural heritage resources, O. Reg. 9/06 (as amended by O. Reg, 569/22) made under the *OHA* sets out nine criteria for determining cultural heritage value or interest (CHVI) (MCM 2006b:20–27). The criteria set out in the regulation were developed to identify and evaluate properties for designation under the *OHA*. Best practices in evaluating properties that are not yet protected employ O. Reg. 9/06 (as amended by O. Reg, 569/22) to determine if they have CHVI. These nine criteria are:

- 1. The 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,*
- 2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit, or*
- 3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.*
- 4. The 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,*
- 5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or*
- 6. The property has historical value or associative value because it, demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.*
- 7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area,*
- 8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings, or*

9. *The property has contextual value because it is a landmark.* (O. Reg. 569/22, s. 1 (2)).

An OHA designation provides the strongest heritage protection available for conserving cultural heritage resources.

5.0 BACKGROUND INFORMATION

The subject property is a farmhouse built between 1859-1891 in the Georgian architectural style with Italianate influences.

5.1 Architecture or Design

5.1.1 Georgian

Georgian architecture “grew from the Italian Renaissance, which emphasized classical details and reached remote England only in the mid-16th century” (McAlester 1984:140). The style took root and flourished in Britain resulting in a “cumulative of architectural fashion in Britain during the reign of the first three King Georges of England (1750-1820)” (Kyles 2016). The term Georgian architecture in Britain refers to all the styles during the reigns of the three King Georges and includes “Palladian, Gothic, and Chinoiserie or Exotic”, however its application in Canada was a “strict interpretation of the Palladian Classical” (Kyles 2016). Georgian architecture arrived in Ontario (known then as Upper Canada) in the mid-to-late 1700s. It was brought through the United Empire Loyalist (UEL), a term given to those who remained loyal to the British crown during the war between United States and Britain in 1755-1778, and by way of upper-class British immigrants arriving between 1750-1830 (Kyles 2016, Ricketts et al. 2011). The style was also popularized through the distributions of builders’ manuals which were used by skilled craftsmen and individuals who were adept builders (Ricketts et al. 2011).

Originally the Georgian style, also known as Loyalist architecture, was executed as simple and sturdy log houses which were not intended to make an architectural statement but rather provided dignified shelter in the harsh Canadian climate. As Kyles notes,

Georgian architecture in Britain and in Canada was a modification of the Renaissance style adapted throughout Europe during the 18th century. It was a variation of the Palladian style which was known for balanced facades, muted ornament, and minimal detailing. Simplicity, symmetry, and solidity were the elements to be strived for. (Kyles 2016)

The style was highly adaptable in its simplicity to allow for the construction of vast sprawling Georgian mansions, or small and simple Georgian cottages or farmhouses. Fram notes several characteristics of Georgian style include,

...general box-like, symmetrical elevations, with Classical (via Renaissance) proportions. Five bay front, with two windows on each side of a central doorway, were most characteristic. Structures were from one to three storeys, but usually two, with centre-hall plans. Large composition comprised a central block with symmetrical wing. The typically side-gabled roof was often pitched high enough to allow a half-floor in the attic....simple cornices with returns...simple classical moulding in modest pediments and central entry...At first plainly clad with

clapboard, the style was adapted to stone and brick; corners were sometimes embellished as contrasting quoins (Fram 2003:24).

Georgian architecture buildings are found throughout Ontario, and by extension North American with regional variations, as a result of their simplicity, adaptability, and their enduring solid construction.

5.1.2 Italianate

The Italianate architectural style, which gained popularity in Ontario in the 19th century, first emerged in England as an interpretation of Italian Renaissance architecture. Italianate architecture drew inspiration from Italy's highly decorative urban palazzos and commercial designs as well as the country's picturesque rural villas and farmhouses (Fram 2003 and Ricketts et al. 2011). While inspired by classical architecture forms, Italianate architecture emerged to have its own distinctiveness in North America drawing from a number of architectural eras, as outlined by Blumenson:

For the most part, details are Classical in origin, but being freely modified, detailing may take on Baroque exuberance, while at other times austere and highly stylized neo-Greek forms may be evident (1990:58).

According to Ricketts et al. the style was "popular for nearly a century from the 1830s until 1920s" (2011:81) with a surge in popularity in the mid to late 19th century. In Ontario, Italianate designs can be seen throughout any community and will include both residential and commercial application. From simple farmhouses to decorative mansions, and modest storefronts to elaborate commercial block, Italianate architecture is present in any community regardless of size.

The increase in popularity of Italianate architecture as a choice for residential architecture in North America is often attributed to the widespread publication of patterns and design plans such as Andrew Downing's *The Architecture of Country Houses* published in 1850 (Fram 2003). A particular design from the design book, *The Canada Farmer*, became a distinct Ontario vernacular. As outlined by Blumenson,

A vernacular version of the Italianate style ... was introduced when the Canada Farmer journal in 1865 presented to its readers a two-storey dwelling with projecting frontispiece covered with a mildly pitched hip roof that the editors described as 'simply designed' with 'no attempt to make it all corners and gables', adding 'it is simply a straightforward square house'. Perhaps their editors felt that their clientele, tired of the Gothic Revival would no prefer something more classical in form ... the house possesses the traditional Georgian balance and square shape, but when compared to eighteenth century examples, it is in fact richer in ornamentation and texture, including eyebrowlike window cornices, heavy roof-cornice brackets and contrasting coloured materials. To this model was often added an eclectic combination of some rural Gothic features such as vergeboards or lancet windows, a variety of Classical details and wall finishes, executed in the typically stylized or exaggerated mode of the American Italianate style (1990:58).

The flexibility of the plans outlined in these design books including the ability to scale up on ornate details allowed builders a wide range of creativity to create modest to highly decorative features which could be applied to commercial or residential buildings. The wide variation of the stylistic elements associated with the style had an overall tendency to stylize and exaggerate building

features with repetitive detailing, often applied to doors and windows and along building edges. The inclusion of wide eaves with decorative paired brackets is a prominent element attributed to this style, often referred to as the “bracketed” style (Fram 2003).

Features associated with Italianate residential architectural style include:

Shallow roofs, deeply overhanging eaves decorated with ornamental brackets, segmentally arched windows with hood mouldings, small balconies, wooden arcaded porches, verandas and corner quoins are all features of the style... These more modest houses are two storeys high with square or L-Shaped plans and, instead of a tower, a cupola or belvedere crowns their low-pitched roof... Sometimes even the cupola or belvedere is omitted, as they are problematic in the Canadian climate, but the distinctive low hipped roof with deep overhanging eaves and decorative brackets is never cast aside (Ricketts et al. 2011:82)

Blumenson reiterates the above description and outlines further stylistic details associated with Italianate residential architecture:

High-style examples are characterized by a rooftop cupola or belvedere, ornately decorated cornice brackets and deep projecting eaves. Dichromatic effects created by contrasting materials and colours are found around windows and at corners. Exaggerated windows cornices based on the stilted segmental arch are also very popular (1990:58).

In Ontario, Italianate residential designs can be found on almost any 19th century main street as well as in urban and rural areas.

One design feature which was sometimes applied to Italianate architecture is the use of dichromatic brickwork. Dichromatic brickwork became popular in the 19th century in England which influenced its use in Ontario beginning in the 1870s (Richie 1979). The use of dichromatic brickwork was very popular and applied to many buildings of various architectural styles constructed in 1870s and 1880s and continued to be applied to buildings in the following decades (Richie 1979). The most typical combination is yellow or buff brick detailing on red brick, however this combination reverses in regions where “clay brickmaking normally burned to a yellow colour, in which case red bricks provide the colour contrast” (Richie 1979:60). The contrasting detailing is typically found at the corners, around door and windows openings as well as in decorative band/patterns and accordingly “its application in many cases did not require any great skill on the part of the bricklayer” (Richie 1979:61).

5.1.3 Subject Property Description

A description of the architecture/design of 442 King Street East is as follows:

- Two-storey residence following a box like plan (Image 1, Image 2, Image 3)
 - One- storey rear wing
- Fieldstone foundation with small rectangular window openings along east and west elevations (Image 3, Image 8)
 - Window openings along foundation are finished with a flat “jack” arch with brick voussoirs
- Red brick envelope coursed in a stretcher bond (Image 3, Image 10, Image 15)

- Subject building includes dichromatic brickwork, primarily seen as decorative hoodmould around window and door openings, as well as a decorative cross-like brick pattern near roofline along the façade, east and west elevations (Image 10, Image 15, Image 16)
- Hoodmould effect around window and door openings is composed of a course of raised buff brick laid in header bond positioned overtop brick arch. The arch itself is flanked but several short courses of brick that help to complete the garland of the hood mould (Image 15)
- Side gable roof finished with modern materials (Image 1, Image 2, Image 6, Image 7)
 - Roofline is finished by a tin clad fascia board and includes modern aluminum eavestroughs, downspouts and ventilation
 - Roofline includes overhanging eaves, finished with modern soffit (Image 2)
 - Exterior brick chimney location along the north elevation (Image 5)
- Segmentally arched window openings finished with dichromatic brickwork creating a hood mould effect (Image 1-Image 7)
 - Openings include tin clad sills
 - Openings include modern two-over-two sash style windows
- Symmetrical three-bay façade (Image 1)
 - Facade includes a centrally located entryway (Image 10)
 - Entrance has segmentally arched opening topped by a segmentally arched transom with a stained glass window
 - Rectangular modern door
- One-storey open front porch
 - Porch is heavily ornamented and includes turned and carved woodwork (Image 1, Image 11, Image 12)
 - Porch structure consists of a moulded architrave supported by square but chamfered wood posts
 - Woodwork includes spindles in railing, decorative brackets, gingerbread trim and finials
 - Porch is covered by a shed style roof that carries over finishes from main roofline
 - Porch includes a finished ceiling comprised of wood
 - Porch is accessed by a small porch that also includes railing
 - According to M. Cole's report the porch was a later restoration in keeping with the original form and function (2010)
- One-storey rectangular, frame wing along north elevation (Image 4, Image 6, Image 7)
 - Side gable roof with modern finishes that contrast roofline of brick envelope
 - Board and batten cladding
 - Rectangular windows openings with modern windows
- Subject property includes two newer auxiliary buildings
 - One-and-a-half storey rectangular frame building with gambrel roof (Image 18)
 - Finished with board and batten cladding sympathetic to that of the rear addition
 - Includes rectangular openings with modern windows and doors
 - Rectangular shed with gable roof clad in board and batten (Image 19)
- Asphalt driveway which runs along east elevation
- Landscaped yard that includes a central walkway, remnants of a wood farm fence and mature vegetation
- Large setback from King Street

5.1.4 Architectural Summary

When examined against the typical characteristics of the Georgian architectural style as outlined by Blumenson in *Ontario Architecture* (1990), Fram in *Well-Preserved* (2003), Ricketts, Maitland and Hucker in *A Guide to Canadian Architectural Styles* (2011) and Kyles in *Ontario Architecture Online* (2016), 442 King Street East meets more than half of the characteristics of the style and therefore can be considered representative of the Georgian architectural style with Italianate influences.

Table 1: Characteristics of Georgian Architecture
(adapted from Fram 2003, Ricketts et al. 2011, Blumenson 1990, Kyles 2016)

Characteristics	442 King Street East Characteristics
Box-like	Yes
Symmetrical façade	Yes
One to three -storeys	Yes
Center-hall plan	Unknown
Five-bay façade, residences often three-bay	Yes
Stone or brick cladding	Yes
Side-gable roof	Yes
Simple cornices with return eaves	No
Small-paned double hung windows (typically 12-over-12)	No
Paneled doors	No- Modern Door
Flat top or shallow arched fanlights, transom and side lights at central entry	Yes

5.2 History

Oshawa's first Euro-Canadian resident was Benjamin Wilson, who settled with his family on the shore of Lake Ontario, near the mouth of Oshawa Creek (Kaiser 1921). Wilson was a native of Vermont and used an old French trading post located along the lakeshore as his family's first shelter. Wilson's daughter Nancy was the first settler infant born in Ontario County; she would later marry into the Pickell family, who were another early settler family (Kaiser 1921). In 1842, the hamlet of Oshawa consisted of little more than a few houses, two hotels, and three general stores although a post office was established later that year. Edward Skea was the owner of the largest general store, which had been in operation since 1835. The settlement was initially called "Skea's Corner," but was changed to "Oshawa" at the suggestion of Moody Farewell, a resident of the nearby hamlet of Harmony (Kaiser 1921).

Oshawa incorporated as a village in 1849 (City of Oshawa 2023). The Grand Trunk Railway was constructed through the area in 1856; prior to this, Port Sydenham (now Oshawa Harbour) was the most important way of transporting goods to the fledgling settlement. The Grand Trunk Railway had a station in Oshawa, and there were several other forms of transportation such as a daily stage and mail coach that ran as far north as Beaverton, located on Lake Simcoe. By 1857, Oshawa had several large factories, including the Oshawa Manufacturing Company (which produced agricultural implements), and Fuller and Company (which manufactured furniture). The settlement also had a number of other industries, such as a wagonmaker, several blacksmiths, a livery stable, several general stores, hotels taverns, and other businesses. The settlement's population was approximately 3,000 (Lovell 1857). Tremaine's 1860 *Map of the County of Ontario, Upper Canada* indicates the village of Oshawa, while clearly defined as a tightly settled area, is still relatively small and is surrounded by agricultural plots or open land with other small settlements, such as Harmony, located a short distance away (see Map 6). Oshawa Creek was

located on the west side of the growing settlement, Harmony and Farewell Creeks were located to the east, and the Grand Trunk Railway line was located to the south. There are several churches and mills that were established around the core of Oshawa, along with likely several others in town.

In 1876, Col. Robert S. McLaughlin moved to Oshawa and established a carriage manufacturing factory known as the McLaughlin Carriage Company. At one point, this was the largest carriage works in the British empire (City of Oshawa 2023). In the early 1900s, McLaughlin took advantage of the automobile's developing popularity and contracted with Buick Motor Company in order to use the Buick-developed engine in a McLaughlin automobile. Production began in 1907 (City of Oshawa 2023). In 1915, McLaughlin began producing Chevrolets, and three years later a merger between McLaughlin Motor Company and Chevrolet created General Motors Canada, which is still a major employer within the city (City of Oshawa 2023).

An 1877 map of Ontario County produced by J.H. Beers & Company indicates that the town of Oshawa had grown substantially, and while the main core of the settlement had expanded slightly, the boundaries of the town encompass twelve concession blocks (see Map 7). There had been little development west of Oshawa Creek or east of Harmony and Farewell Creeks, although there was some urban growth south of the railroad corridor. Subdivisions outside of Oshawa's urban core did not appear to be widespread at the time,

Oshawa incorporated as a city in 1924 (City of Oshawa 2023). A 1930 topographic map shows that the City of Oshawa had grown substantially, and that numerous streets and subdivisions had been surveyed and built within the city limits, which had expanded beyond the boundaries of the local creeks and waterways (see Map 8). There are several rail corridors located in the more industrial south end of the city, whereas the north end had a golf course, a track or racecourse, and less settled street surveys. Although the area immediately surrounding Oshawa had developed significantly, many of the adjacent concessions were still largely agricultural in nature.

The population of Oshawa had reached 25,000 by 1948 (Cole 2021). An aerial photograph from 1954 demonstrated that Oshawa consisted of a commercial core surrounded by subdivisions and residential areas built on a grid-pattern of streets (see Map 10). The area is a well developed urban and suburban landscape interspersed with areas of green space, especially along creeks. The City of Oshawa continues to be a major industrial and manufacturing hub as it was through most of the late nineteenth and all of the twentieth century, with over 3,000 people employed in those trades (City of Oshawa 2023).

5.2.1 Site Specific History

The exact construction date of the building at 442 King Street East cannot be determined, however it was possibly built as early as 1859. According to land records, census data, historic maps, and county and city directories, it was extant by 1891. **The subject property was built between 1859 and 1891 by either John Dickie, Robert and Elizabeth Poole, or Benjamin Rogers.** Below is a history of the property from 1809 until present day:

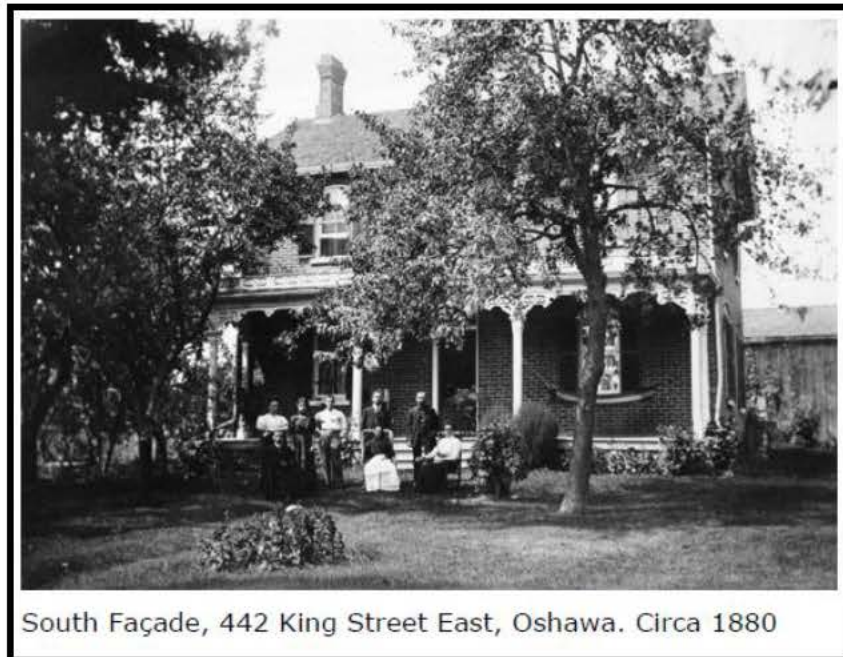
- The patent for Lot 7, Concession 2 (200 acres) was granted to the Honourable John McGill by the Crown on April 21, 1809 (see Table 2)
- In 1817, Hon. John McGill granted all of Lot 7 to Benjamin Stone, who paid £300
- On November 17, 1840, part of Lot 7 was sold by Marshall B. Stone to John Cade. The size of the land parcel was not noted in the land records

- The subject property had several owners between 1840 and 1859, and it was sold to John Dickie (Jr) by James Hoitt on March 19, 1859
 - According to local historians at the Oshawa Museum, John Dickie (Jr) was born in Scotland in 1818, although some sources suggest he was born in 1812 (Terech 2013, Ancestry 2024a).
 - His parents were John Dickie (Sr) (1787-1872) and Jean Dick (d. 1846), who immigrated to Upper Canada with four of their children in 1807. A further four children would be born in Oshawa and Port Hope (Terech 2013)
 - John Dickie (Sr) was likely involved in the Rebellion of 1837, as several Rebellion Boxes were crafted by him while he was imprisoned in Toronto and are currently part of the Oshawa Museum collection (Terech 2013)
 - The 1861 list 72 year old John Dickie Sr's occupation as farmer, living with his wife Ann, in a one-and-a-half storey frame house with a second family which includes Robert and Janet Dickie (Ancestry.com 1861). Given the subject property is two-storey and constructed with brick, this is unlikely to be the subject property.
 - John Dickie (Jr) appeared to have married three times
 - He married his first wife, Lucinda Wheeler (b. 1828) in October 1843 (Terech 2013). They had two children (Ancestry 2024a)
 - He married his second wife, Rebecca Fowke (1821-1863) around 1851 (Terech 2013). They had three children (Ancestry 2024a)
 - He married his third wife, Catherine Ryder (b. 1830), in July 1863 (Terech 2013). They had one child (Ancestry 2024a)
- George Tremaine's 1860 *Map of the County of Ontario, Upper Canada* indicates that the subject property was located on land owned by John Dickie Junior, which was on the north side of a historically surveyed road (see Map 6). There is a farmhouse located directly to the north of the subject property, which could be the extant building on the subject property.
 - The 1861 census lists John Dickie Jr as 42 year-old farmer living in a two-storey frame house. Also listed is his second wife, Rebecca, and children Wheeler (age 10), Augustin (age 9), Luther (age 6) and Henry (2). It is possible that this the extant house which was clad over in brick at a later date, however not corroborating evidence was found.
 - Historical information (i.e. census) does not always distinguish between John Dickies Sr and Jr and as both were listed as farmers, living in proximity to each other, nor which land holding was being farmed.
 - The 1861 Agricultural census included two entries for John Dickie, however it does not distinguish between father and son. The first is a 75 acres land holding on Concession II, Part Lot 8. It notes that of the 60 acres were under cultivation, of which 50 were for crops and 10 were for pasture while the remaining 15 acres were wild or wooded with a farm value of \$8000. The largest yield of crops includes wheat, barley, oats, hay, peas and potatoes among others. The second also listed under Concession II, Part Lot 8 and notes 45 acres of land of which 40 acres were under cultivation dedicated to crops and 5 acres were notes as wooded or wild area with a farm value of \$5000. The largest yield of crops includes wheat, oats, pes and turnips among others (Ancestry.com 1861b). It is likely that one of these land holdings are associated with the subject property suggesting that it was used for agricultural purposes.

- The agricultural census only has one entry for Lot 7, Concession II, which is associated with Benjamin Rogers. The 1860 map notes that Rogers land holding was in proximity to the subject property. The census notes 100 acres, of which 80 acres are under cultivate (60 acres for crops, 20 acres for pasture) and 20 acres are listed as wild or wood with a farm value of \$8000.00 (Ancestry.com 1861b).
 - John Dickie (Jr) died in 1892 (Terech 2013, Ancestry 2024a)
- George Tremaine's 1860 *Map of the County of Ontario, Upper Canada* shows Oshawa's historic core was located to the west of the subject property, the hamlet of Harmony was located to the east, and adjacent landowners included Hollis Drew, G.N. Vars, and Benjamin Rogers
- John Dickie (Jr) sold 5 acres back to James Hoitt on March 19, 1866, who then sold the acreage to Robert Poole and James Samuel year later, in June 1867. On April 10, 1870, James Samuel sold his interest in the subject property to Elizabeth Poole
 - Similar to John Dickie (Jr), historical information on Robert and Elizabeth Poole is limited
 - Robert Poole was born on December 8, 1813, in England, and Elizabeth Dearborn was born in Vermont in May 1798 (Family Search 2024d, Find A Grave 2024)
 - Elizabeth Dearborn's first husband was William Moore, who died in 1859 (Family Search 2024d). It is unclear if they had any children (Family Search 2024d, Find A Grave 2024)
 - The 1871 census list Robert Poole (age 57) and Elizabeth (age 71) were noted as being married in June of that year. Robert's occupation is listed as "gentleman" (Ancestry.com 1871a)
 - The census entry following the Pooles, which typically denotes the neighbouring property, is that of John Dickie. The household lists John Dickie (age 52), Catherine Dickie (age 40) and their children: Austa (age 18), Luther (age 16), Henry (age 12), Thomas (age 8), Victoria (age 3) and John (5 months). Also listed within the household is Wheeler Dickie (age 21) and Ellen Ferguson (age 18).
 - In the 1871 census John Dickie is listed as a farmer and within *Schedule No 5- Live Stock, Animal Products, home-made Fabrics and Furs* and it is noted that John Dickie owned 2 horses, 2 colts, 4 cows, 10 other horned cattle, 20 sheep, 1 swine. It also noted that in 1871 census that he had 2 cattle, 34 sheep and 2 swine which were killed or sold for slaughter or export. Additional he is listed as generating 200 pounds of butter and 135 pounds of wool (Ancestry.ca 1871b). The census confirms John Dickie continue to farm possibly on the original land associated with the house, prior to selling off the five acres to Robert Poole.
 - Elizabeth Poole died in April 1891 (Find A Grave 2024)
 - Robert Poole died on July 22, 1892, and was buried in Oshawa's Union Cemetery (Family Search 2024d)
- The 1877 *Illustrated Historical Atlas of the County of Ontario* published by J.H. Beers & Co. indicates that the subject property had been incorporated into the greater Oshawa area, and no structures appear marked on the lot (see Map 7). The hamlet of Harmony remained to the east, and the subject property was located on the north side of a historically surveyed road, known today as King Street East
- Robert and Elizabeth Poole sold part of Lot 7, Concession 2 to Benjamin Rogers on April 2, 1878

- Benjamin Joslyn Rogers was born in Oshawa on June 13, 1839, to Benjamin Rogers, Senior (1802-1888) and Esther Hemingway (1810-1885) (Ancestry 2024b)
- He married Harriet Chase (1842-1919) on December 5, 1860, and they had at least one surviving child (Ancestry 2024b)
- The 1891 Census of Canada listed Benjamin Rogers as a 51-year-old farmer who lived in a two-storey brick house with his wife Harriet, daughter Edith, and 15-year-old half brother James Chase (LAC 1891). The building listed in the census is likely the subject property, indicating it was extant by 1891
- Benjamin Rogers died on June 30, 1924, and was buried in Oshawa (Ancestry 2024b)
- A historical photo of the subject property shows the house in what is believed to be circa 1880. The family in the photo is unknown, however it is possible that it is the Dickie or Poole family. A barn is visible at the rear of the house, which supports the understanding that the building was used as a farmhouse and further suggests the property was part of a large farmstead (Figure 1).
- On March 11, 1909, the executors of Benjamin Rogers' estate sold the subject property to William F. Thore, who sold the property to Albert Victor Drew on March 12, 1909
 - Historical mapping show members of the Drew family resided in the area since at least 1860.
 - Albert Victor Drew was born on August 2, 1856, in Quebec to Isaac Drew (1828-1881) and Myra Martin (1828-1914) (Ancestry 1937, Family Search 2024a)
 - He married Geneva Melissa Rowe (1869-1956) in October 1886, and they had three children, including George Hiram Drew (1891-1958)
 - The 1921 Census of Canada listed Albert Victor Drew as a 64-year-old gardener who lived in a brick veneered house with his wife Eva, who was 42 years old (Ancestry 1921)
 - Albert Drew was listed as living at 442 King Street East, the subject property, in both 1921 and 1931 City of Oshawa directories (Vernon Directories 1921, Vernon Directories 1931)
 - When Albert Drew died on May 19, 1937, his residence at the time was listed as 442 King Street. Drew's profession was listed as a gardener, and his son, George H. Drew, who also lived in the residence, was the informant at the time of Albert Drew's death. Albert Drew was buried in the Oshawa Union Cemetery (Ancestry 1937)
 - After Albert Drew's death, the residence was occupied by his son, George H. Drew, who was born August 6, 1891 (Family Search 2024c)
 - George married Minnie Scorgie (1895-1969) on September 22, 1915, and they had one son, Edwin Ross Drew (Family Search 2024c). At the time of their marriage, George Drew was listed as working as a mechanic (Ancestry 1915)
 - A 1955 City of Oshawa directory listed George Drew as living at 442 King Street East along with his mother, Mrs. E.M. Drew (Vernon Directories 1955)
 - George Drew died on March 1, 1958 (Family Search 2024c)
- A topographic map from 1930 indicates that there was a building on the subject property, although the individual owner was not listed (see Map 8). The area surrounding the subject property had begun to be divided into smaller residential lots along a grid of streets, although the subject property itself remained on the north side of King Street East. A rail corridor was located to the north, with the City of Oshawa to the west and the hamlet of Harmony to the east

- On January 22, 1931, Municipal Plan 335 was registered by the City of Oshawa, and the subject property's legal address became part of Lot C1 in Plan 335
- A 1948 Fire Insurance Plan indicates that the subject property consisted of a two-storey brick veneer residence with a single storey frame outbuilding located at the rear (see Map 9). the individual owner was not named. The surrounding area appeared to be subject to residential infilling as Oshawa's borders expanded
- In 1950, the subject property was sold to George's son, Edwin Ross Drew for \$880
 - Edwin Ross Drew was born in Oshawa on April 6, 1921, to George H. Drew and Minnie Scorgie (Family Search 2024b)
 - He married Marion Conville Whittaker (1923-1982) and they had one child named John Drew (Family Search 2024b)
 - Edwin Drew died on November 2, 1997 (Family Search 2024b)
- A 1954 aerial photograph indicates there was a building located on the subject property, although individual details cannot be determined (see Map 10). The area surrounding the subject property illustrates significant residential infill, although an agricultural field can still be seen at the top right corner of the photograph. Many of the houses appear to be relatively recently constructed, as there is limited tree cover except for along King Street East
- In 1951, 1956, and 1958, certificates were filed for the estates of Albert Victor Drew, Eva Melissa Drew, and George Drew, respectively. On September 24, 1961, the executors of these estates sold the subject property to **M.F.I.P.P.A. Sec. 14(1)**, which ended almost a half-century of Drew family ownership
- The subject property had several other owners, including the **M.F.I.P.P.A. Sec. 14(1)** until December 12, 2013, when **M.F.I.P.P.A. Sec. 14(1)** sold the subject property to **M.F.I.P.P.A. Sec. 14(1)**



**Figure 1: South façade of 442 King Street East circa 1880
(M. Cole 2010)**


Table 2: Summary of Property Ownership at 442 King Street East (LRO #40)






Instrument #	Instrument	Date	Grantor	Grantee	Comments
-	Patent	21 Apr 1809	The Crown	Hon. John McGill	All Lot 7, Con2,
2962	B&S	26 Apr 1817	Hon. John McGill	Benjamin Stone	All Lot 7, Con 2, £300
4752	Instrument	17 Mar 1824	Hon. John McGill	Benjamin Stone	E ½ Lot 7, Con 2
17861	B&S	17 Nov 1840	Marshal B. Stone	John Cade	Part Lot 7
2499	B&S	13 Jan 1855	John Cade	James Drew Hoitt	Part Lot 7, £1250
12203	B&S	19 Mar 1859	James D. Hoitt	John Dickie Jr	Part Lot 7
27097	B&S	19 Mar 1866	John Dickie Jr	James D. Hoitt	Part Lot 7, 5 ac
29534	B&S	20 Jun 1867	James D. Hoitt	Robert Poole, James Samuel	Part Lot 7, 5 ac
606	B&S	10 Apr 1870	James Samuel	Elizabeth Poole606	Part Lot 7
832	B&S	2 Apr 1878	Robert and Elizabeth Poole	Benjamin Rogers	Part Lot 7
9251	B&S	11 Mar 1909	Exrs of Benjamin Rogers	William F. Thorne	Part Lot 7, S ½
9255	B&S	12 Mar 1909	William F. Thorne	Victor Drew	Part Lot 7, Con 2
335	Plan	22 Jan 1931	-	-	Municipal Plan
40521	Notice	17 Mar 1936	Old Age Pension	Albert Victor Drew	All Lot (57204, 48858)
62362	Grant	17 Jul 1950	Eva Melissa Drew	Edwin Ross Drew	Part 150' N of SEL, \$880
11586	Certificate	2 Jan 1951	Estate of Albert Victor Drew	-	All Lot
15378	Certificate	17 Dec 1956	Estate of Eva Melissa Drew	-	S'ly 150'
98812	Certificate	17 Apr 1958	Estate of George Drew	-	S'ly 150'
122403	Grant	24 Sep 1961	Minnie Drew, Edwin R. Drew, Eva Cornish	M.F.I.P.P.A. Sec. 14(1)	S'ly 150'
D272853	Grant	26 Feb 1988	M.F.I.P.P.A. Sec. 14(1)	M.F.I.P.P.A. Sec. 14(1)	S'ly 150'
D289270	Grant	26 Feb 1988	M.F.I.P.P.A. Sec. 14(1)	M.F.I.P.P.A. Sec. 14(1)	S'ly 150'
D289271	Mortgage	31 Aug 1988	M.F.I.P.P.A. Sec. 14(1)	M.F.I.P.P.A. Sec. 14(1)	S'ly 150', M.F.I.P.P.A. Sec. 14(1)
D423709	Power of Sale Transfer	1 Dec 1993	M.F.I.P.P.A. Sec. 14(1)	M.F.I.P.P.A. Sec. 14(1)	M.F.I.P.P.A. Sec. 14(1)
LT941415	Transfer	31 Jan 2000	M.F.I.P.P.A. Sec. 14(1)	M.F.I.P.P.A. Sec. 14(1)	
DR1233841	Transfer	12 Dec 2013	M.F.I.P.P.A. Sec. 14(1)	M.F.I.P.P.A. Sec. 14(1)	M.F.I.P.P.A. Sec. 14(1)






5.3 Context

- Situated along the north side of King Street East in the City of Oshawa (Image 23)
 - The subject property is surrounded by Bond Street East to the north, Lasalle Ave to the east, and Central Park Blvd N to the west.
 - Major roads include Wilson Road (Hwy 35) to the east and Ritson Road (Hwy 16) to the west
 - According to a heritage report produced by M. Coles, *“It remains to be one of the oldest homes located between Ritson Road and Wilson Road. It is known to many Oshawa citizens as the “old farm house (Cole 2010)*
- King Street East is a major one-way arterial road oriented on an east west axis. The paved road includes multiple lanes, street signs and streetlights. A cross section of the road includes concrete curbs, paved sidewalks, and modern sewage. Mature trees are found along the street and in the surrounding neighbourhood (Image 24)
 - King Street, also known as the King’s Highway or Hwy 2, is a historically significant street in Oshawa that played an important role during the formation of the City of Oshawa.
 - During the site visit ARA staff identified that the section of King Street East between Wilson Road and Oshawa Boulevard consist of predominantly residential buildings that range in date from the late 19th century to early 20th century and include a variety of architectural styles, with a strong representation of Arts and Crafts, Italianate, and Neo-Classical buildings.
 - Buildings are mostly one-and-a-half to three-storeys tall and include gable roofs, brick construction and ornamented facades
 - Buildings share a generally uniform setback and are predominantly oriented to face King Street East
 - This section of King Street is in proximity to the current historic downtown core of Oshawa and acts as a residential extension off the commercial core.
- Lasalle Avenue/Court is a two-lane residential street oriented on a north-south axis. It includes concrete curbs and, in some cases, paved sidewalks
- The character of this section of Main Street one to three-storey detached residential structures. The eclectic mix of buildings are predominantly late 19th and early 20th century residences. Several newer buildings are scattered throughout the streetscape.

Table 3: Selection of Late 19th and Early 20th Century Buildings Along King Street in the Historic Core of Oshawa

Address	Brief Description	Est. Year Constructed	Photo if Available
445 King Street East	Residence, Arts and Crafts influences, hip roof, two-storey, brick construction, bay window	Early 20 th century	

Address	Brief Description	Est. Year Constructed	Photo if Available
441 King Street East	Residence, Spanish Mission, flat roof, one-storey, stucco exterior, parapet	Unknown	
440 King Street East	Residence, Vernacular, front gable roof, one-and-a-half-storey, brick envelope, bay window	Early/Mid 20 th century	
410 King Street East	Residence, Italianate, cross gable roof, two-storey, ornamented front porch	Late 19 th century	
400 King Street East	Residence, vernacular, side gable roof, two-storey, brick envelope	Late 19 th /Early 20 th century	
385 King Street East	Residence, Arts and Crafts influences, side gable roof, symmetrical facade	Early 20 th century	

Address	Brief Description	Est. Year Constructed	Photo if Available
421 King Street East	Residence, Italianate, hip roof, red brick construction, formal front entrance contained within portico, landscape setting	Early 20 th century	
435 King Street East	Residence, Edwardian, hip roof, red brick construction, asymmetrical façade with portico	Early 20 th century	
469 King Street East	Residence, Arts and Crafts, hip roof, one-storey ground hugging contour, stucco and brick envelope, large exterior chimney	20 th century	
460 King Street East	Residence, Vernacular with Arts and Crafts influences, hip roof, one-storey, red brick envelope	20 th century	
494 King Street East	Residence, Neo-Classical, side gable roof, two-storey, clad in siding, three bay façade	Late 19 th century	

6.0 EVALUATION OF SIGNIFICANCE

Using the information provided by the consultation, field survey and additional historical and contextual research, an evaluation of 442 King Street East according to *O. Reg. 9/06*, can be found below in Table 3.

Table 3: Evaluation of the Cultural Heritage Value or Interest of 442 King Street East in Accordance with *O. Reg. 9/06*

Description	Criteria Met Yes/No	Value
<p>The 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</p>	<p>Yes</p>	<p>442 King Street East has design value as a representative example of farmhouse built in the Georgian architectural style with Italianate influences.</p> <p>The two-storey red brick building follows a box like plan with a symmetrically balanced three-bay façade and side gable roof with overhanging eaves which are representative of Georgian architecture. The Italianate influences are expressed through the detailing found in the dichromatic brick work, ornate window treatments, and porch. The rhythmically placed segmental arch window and door openings have decorative hoodmould made of buff brick and the façade showcase a decorative cross-like buff brick pattern near roofline and a triangular pattern outlining the gable ends on the side elevations. The one-storey heavily ornamented porch showcases turned and carved woodwork, spindles in railing, decorative brackets, gingerbread trim and final with a moulded architrave supported by square but chamfered wood posts also expresses Italianate influences.</p>
<p>The property has design value or physical value because it displays a high degree of craftsmanship or artistic value</p>	<p>No</p>	<p>442 King Street East is a well-built structure but does not display a high degree of craftsmanship or artistic value.</p>
<p>The property has design value or physical value because it displays a high degree of technical or scientific achievement</p>	<p>No</p>	<p>442 King Street East does not display a high degree of technical or scientific achievement.</p>
<p>The 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</p>	<p>Yes</p>	<p>442 King Street is one of the oldest homes in the area and is associated with several families -specifically the Dickies, Pooles, Rogers, and the Drew family- most of whom were early settlers with multiple land holdings who predominantly worked as farmers in the local agricultural industry. It is unclear which owner the residence was constructed for, although it is likely that it was built for John Dickie Junior, Robert and Elizabeth Poole, or possibly Benjamin Rogers between 1859 and 1891. A historical photo suggest that the subject property was an early farmstead located outside of the historic core of Oshawa.</p> <p>442 King Street East served as the residence for the Drew family for almost fifty years from 1909 to 1961 Albert Victor Drew, who according to his death certificate, worked as a gardener for fifty years and Albert Drew's son, George Drew, who also occupied the property, worked as a mechanic. The Drew family owned several properties in the area.</p>
<p>The property has historical value or associative value because it yields or has the potential to yield information that contributes</p>	<p>No</p>	<p>442 King Street East does not clearly yield or have the potential to yield information that contributes to the understanding of a community or culture.</p>

Description	Criteria Met Yes/No	Value
to the understanding of a community or culture		
The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, builder, artist, designer, or theorist who is significant to a community	No	442 King Street East does not reflect the ideas of an architect, builder, designer, or theorist. Research did not reveal a notable builder or architect of the building. Research also did not find that that the design of the building generated new or key ideas in the field of architecture.
The property has contextual value because it is important in defining, maintaining, or supporting the character of an area	Yes	<p>442 King Street East is important in defining the late 19th and early 20th century streetscape found along this section of King Street East.</p> <p>442 King Street East is a visible remnant of a 19th century agricultural property which was subdivided into smaller lots as part of the growth and development of Oshawa in the early 20th century. The subject property is visibly different from its immediate surrounds in setback and style which makes it legible as an early farmhouse.</p> <p>The section of King Street East between Wilson Road and Oshawa Boulevard consist of layered streetscape predominantly residential buildings that range in date from the late 19th century to early 20th century. As one of the earliest buildings on the streetscape, the property demonstrates the early development of the streetscape. The streetscape includes a variety of architectural styles, with a strong representation of Arts and Crafts, Italianate and Neo-Classical buildings. Buildings are mostly one-and-a-half to three-storeys tall and include gable roofs, brick construction and ornamented facades. This section of King Street East is in proximity to the current historic downtown core of Oshawa and acts as a residential extension and mature neighbourhood extending from the historic commercial core.</p>
The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings	No	442 King Street East is not physically linked to its surroundings. There is no demonstrated material connection between the property and its surroundings. 442 King Street East is not functionally linked to its surroundings. The property's function is not dependant on its surroundings. 442 King Street East is not visually linked to its surroundings and does not have a significant visual link that would warrant consideration under this criterion
The property has contextual value because it is a landmark	No	While 442 King Street East is discernible as 19 th century building, it is set back from the road and does not occupy prominent open space. The structure is part of the fabric of the street rather than a visual landmark.

7.0 HERITAGE ATTRIBUTES

An examination of the relationship between the heritage attributes and the cultural heritage value or interest outlined in Table 4 assisted with the development of the list of heritage attributes.

Table 4: Relationship of Heritage Attributes to Cultural Heritage Values

Cultural Heritage Value or Interest	Heritage Attribute
442 King Street East has design value as a representative example of farmhouse built in the Georgian architectural style with Italianate influences.	<ul style="list-style-type: none"> • Two-storey Georgian farmhouse with Italianate influences • Box-like plan • Symmetrical three-bay façade • Side gable roof • Red brick construction with buff brick detailing • Decorative buff brick hoodmould around segmentally arched window and door openings, as well as a decorative cross-like brick pattern near roofline along the façade, and triangular pattern on east and west elevations • Segmentally arched door opening with segmentally arched transom • One storey ornate restored porch with decorative details including moulded architrave, chamfered wood posts, decorative brackets, gingerbread trim and finials
442 King Street East is historically associated with several families, who were early settlers in the area with multiple land holdings who predominantly worked as farmers in the local agricultural industry.	<ul style="list-style-type: none"> • Two-storey Georgian farmhouse with Italianate influences • Massing, orientation, setback, and decorative details • Location on King Street East
442 King Street East important in supporting the late 19 th and early 20 th century streetscape found along this section of King Street East.	<ul style="list-style-type: none"> • Two-storey Georgian farmhouse with Italianate influences • Massing, orientation, setback, and decorative details • Location on King Street East

8.0 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Introduction and Description of Property

442 King Street East is located on the north side of King Street East. The property includes a two-storey farmhouse built in the Georgian architectural style with Italianate influence which may have been constructed as early as 1859 and was extant by 1891.

Statement of Cultural Heritage Value or Interest

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

railing, decorative brackets, gingerbread trim and final with a moulded architrave supported by square but chamfered wood posts also expresses Italianate influences.

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

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

Cultural Heritage Attributes

442 King Street East has design value as a representative example of farmhouse built in the Georgian architectural style with Italianate influences. The property contains the following heritage attributes that reflect this value:

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

442 King Street East has historical value as one of the oldest homes in the area and is associated with several early families. The property contains the following heritage attributes that reflect this value:

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

442 King Street East is important in defining the late 19th and early 20th century streetscape found along this section of King Street East. The property contains the following heritage attributes that reflect this value:

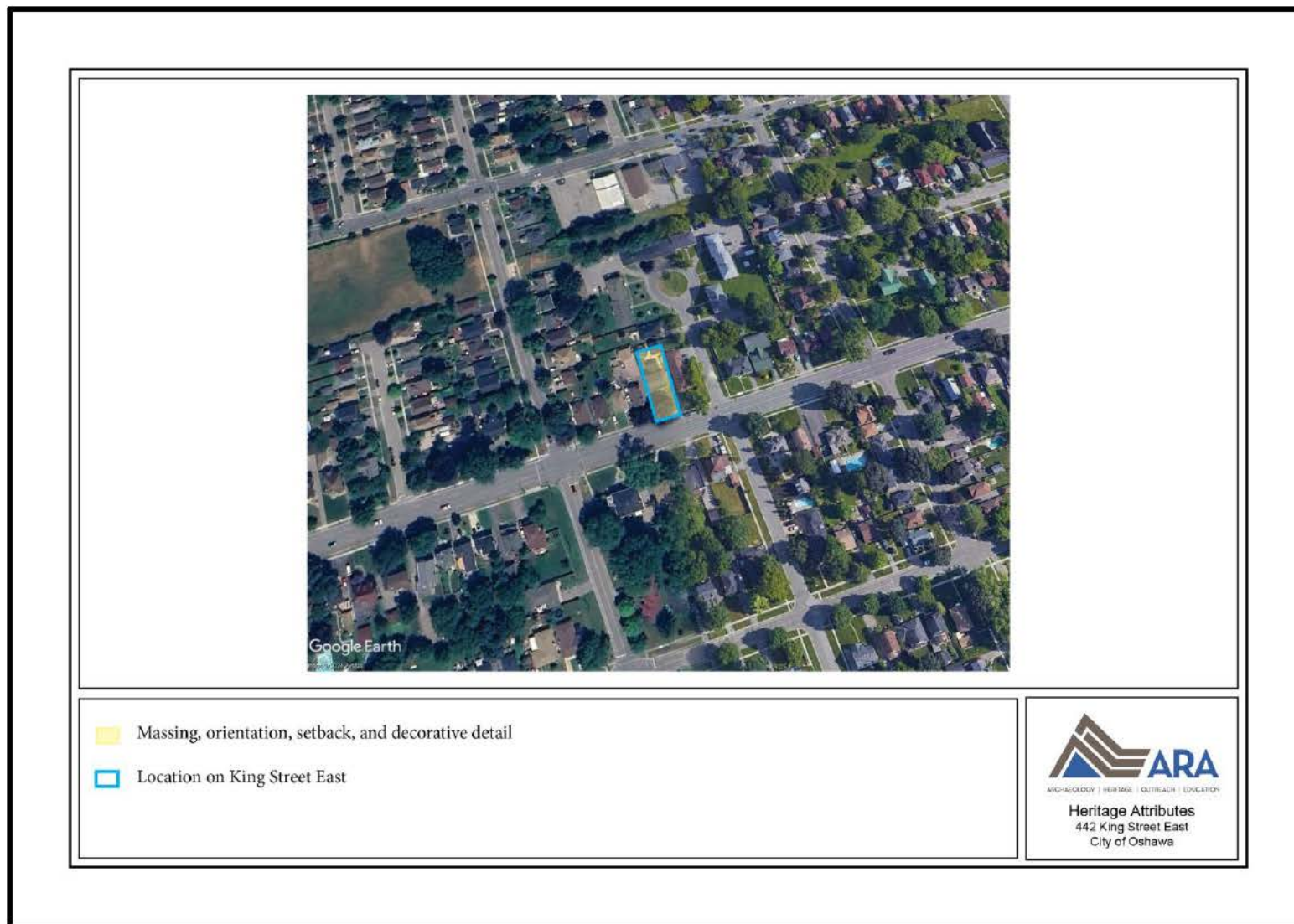
- Two-storey Georgian farmhouse with Italianate influences
- Massing, orientation, setback, and decorative details
- Location on King Street East

9.0 MAP OF HERITAGE ATTRIBUTES

The following figure display the heritage attributes as outlined in Section 7.0



Map 3: Map of Heritage Attributes of 442 King Street East



Map 4: Map of Heritage Attributes of 442 King Street East

10.0 CONCLUSIONS

O. Reg. 9/06 of the OHA requires that to be designated, a property must meet two or more of the criteria. 442 King Street East meets three criteria for determining CHVI as outlined in O. Reg. 9/06, therefore it is worthy of designation under Part IV of the OHA.

The *Provincial Policy Statement* notes that CHVI is bestowed upon cultural heritage resources by communities (MMAH 2020). Accordingly, the system by which heritage is governed in this province places an emphasis on the decision-making of local municipalities in determining CHVI. It is hoped that the information presented in this report will be useful in those deliberations.

11.0 BIBLIOGRAPHY AND SOURCES

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Appendix A: Photographs





**Image 1: Façade of 442 King Street East
(Photo taken February 16, 2024; Facing North)**



**Image 2: Southwest Corner of 442 King Street East
(Photo taken February 16, 2024; Facing Northeast)**



**Image 3: West Elevation of 442 King Street East
(Photo taken February 16, 2024; Facing East)**



**Image 4: Northwest Corner of 442 King Street East
(Photo taken February 16, 2024; Facing Southeast)**



**Image 5: North (Rear) Elevation of 442 King Street East
(Photo taken on February 16, 2024; Facing South)**



**Image 6: North (Rear) Elevation of 442 King Street East
(Photo taken February 16, 2024, Facing South)**



**Image 7: Northeast Corner of 442 King Street East
(Photo taken February 16, 2024; Facing Southwest)**



**Image 8: East Elevation of 442 King Street East
(Photo taken February 16, 2024; Facing West)**



**Image 9: Southeast Corner of 442 King Street East
(Photo taken February 16, 2024; Facing Northwest)**



**Image 10: Detail of Principal Entryway Opening of 442 King Street East
(Photo taken February 16, 2024; Facing North)**



**Image 11: Detail of Decorative Woodwork along Front Porch of 442 King Street East
(Photo taken on February 16, 2024; Facing Northwest)**



**Image 12: Detail of Decorative Woodwork along Front Porch of 442 King Street East
(Photo taken on February 16, 2024; Facing North)**



**Image 13: Detail of Foundation of 442 King Street East
(Photo taken on February 16, 2024; Facing North)**



**Image 14: Detail of Foundation of 442 King Street East
(Photo taken on February 16, 2024; Facing Northeast)**



**Image 15: Detail of Typical Window Opening of 442 King Street East
(Photo taken on February 16, 2024; Facing West)**



**Image 16: Detail of Brickwork of 442 King Street East
(Photo taken on February 16, 2024; Facing West)**



**Image 17: Detail of Ghosting along Rear Elevation of 442 King Street East
(Photo taken on February 16, 2024; Facing South)**



**Image 18: Context View of Auxiliary Building of 442 King Street East
(Photo taken on February 16, 2024; Facing Northeast)**



**Image 19: Context View of Auxiliary Building of 442 King Street East
(Photo taken on February 16, 2024; Facing Northwest)**



**Image 20: Context View of Adjacent Property to the East
(Photo taken on February 16, 2024; Facing Northeast)**



**Image 21: Context View of Adjacent Property to the West
(Photo taken on February 16, 2024; Facing Northwest)**



**Image 22: Context View of Property Across from Subject Property
(Photo taken on February 16, 2024; Facing South)**

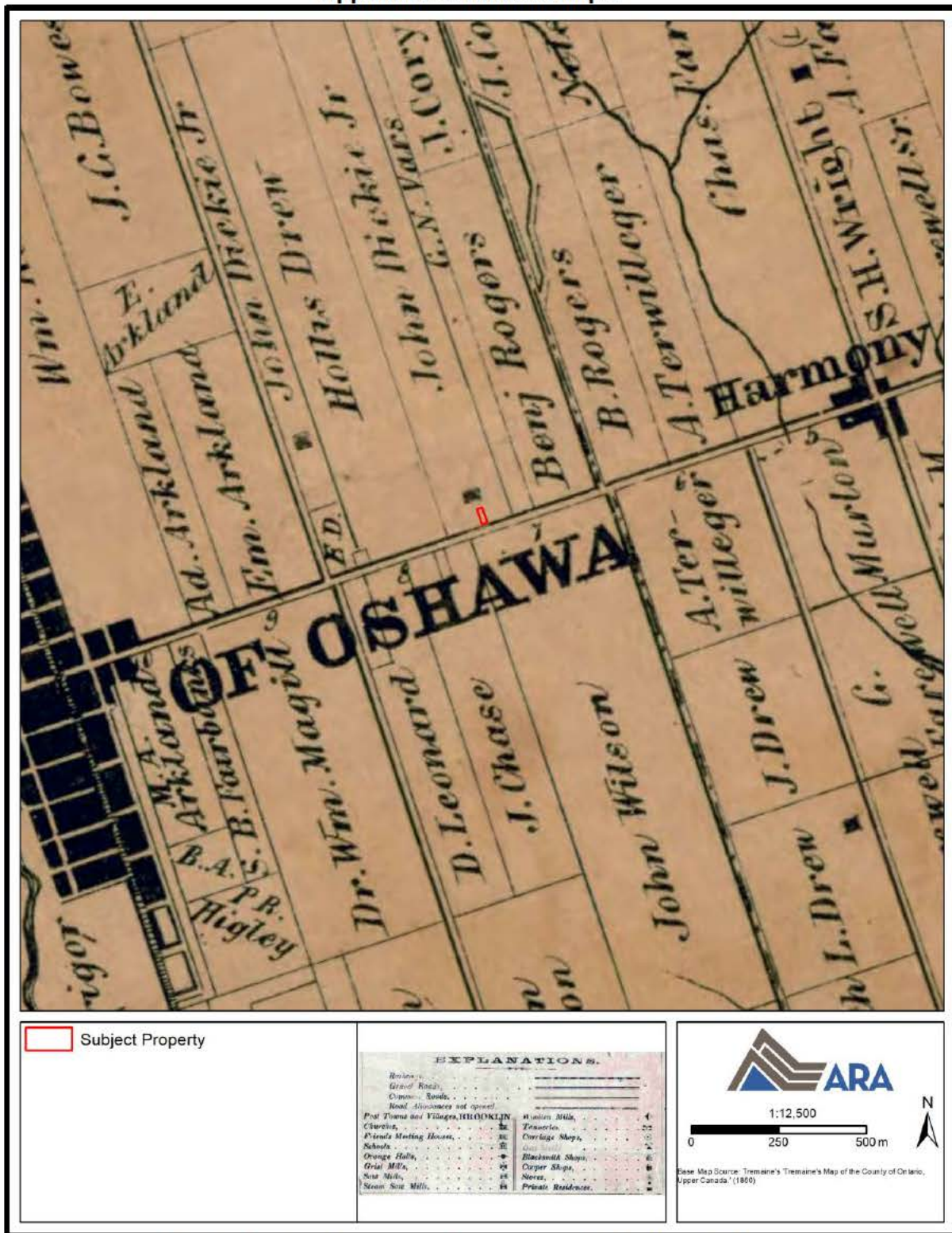


**Image 23: Context View of 442 King Street East from Across King Street
(Photo taken on February 16, 2024; Facing Northwest)**

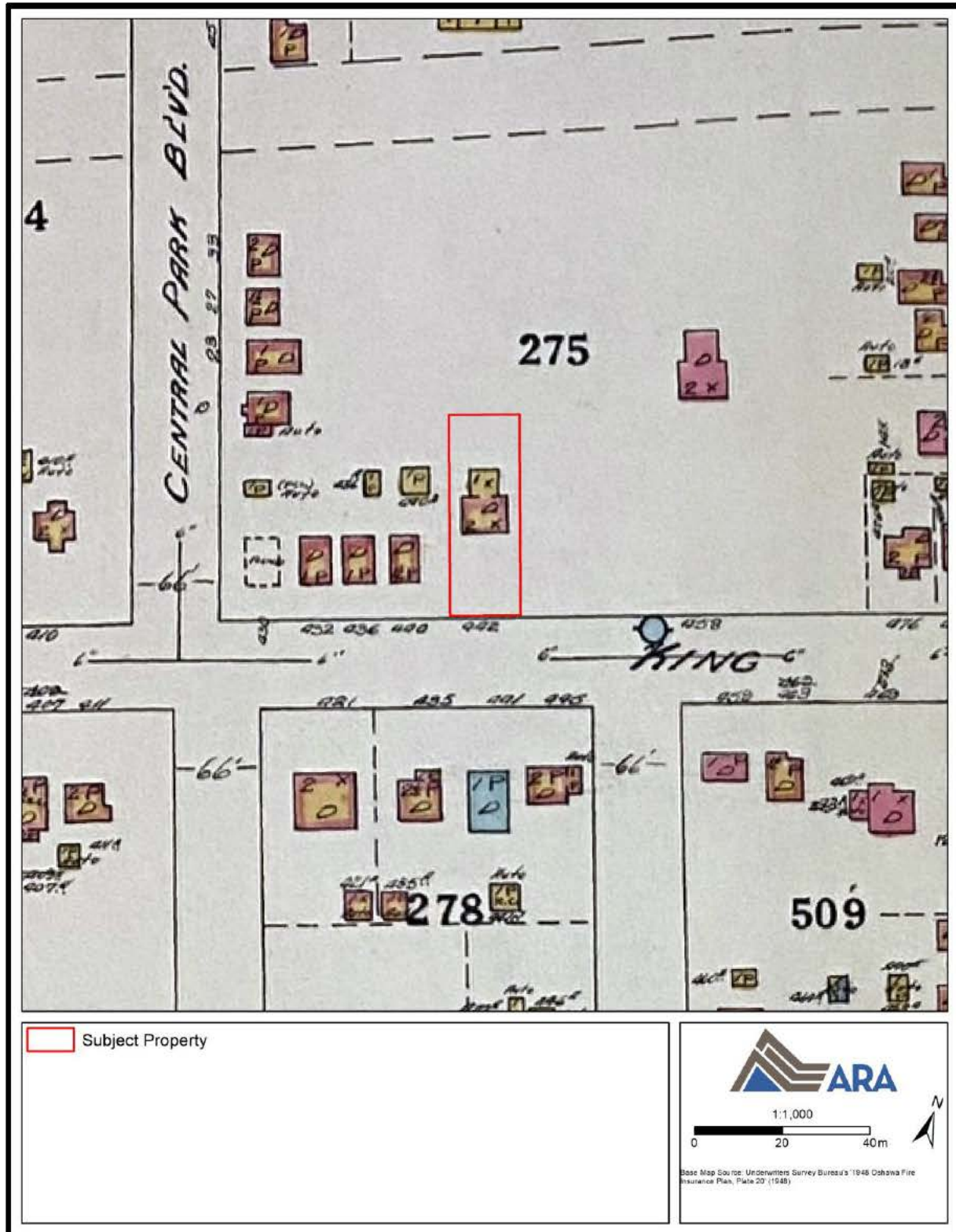


**Image 24: Context View of King Street
(Photo taken on February 16, 2024; Facing East)**

Appendix B: Historic Maps



Map 6: Subject Property shown on an 1860 Historic Map
(Produced under licence using ArcGIS® software by Esri, © Esri; OHCMF 2018)



**Map 9: Subject Property shown on a Fire Insurance Plan from 1948
(Produced under licence using ArcGIS® software by Esri, © Esri; CUA 1966)**



Map 10: Subject Property Shown on a 1954 Aerial Photograph
(Produced under licence using ArcGIS® software by Esri, © Esri; University of Toronto 2021)