Memorandum

Development Services Department
Planning Services

Date: February 20, 2014 File: B-8600-0162

To: Heritage Oshawa

From: Margaret Kish
Senior Planner and Heritage Oshawa Policy Advisor

Re: 2370 Simcoe Street North
Windfields Stone House
Designation Statement and Description

Recommendation:

That Heritage Oshawa endorse the Designation Statement and Description and proposed area for 2370 Simcoe Street North, Windfields Stone House, contained in Attachment No.1 and Attachment No. 2 and

That Heritage Oshawa recommends that Council appropriately include the Designation Statement and Description and area in the heritage designation by-law.

Background:

The purpose of this memo is to obtain Heritage Oshawa's endorsement of the Designation Statement and Description (which identifies those heritage features to be protected) and proposed area intended to form part of a heritage designation by-law to be passed by Council for 2370 Simcoe Street North, Windfields Stone House.

On May 21, 2013 Council passed a resolution pursuant to Report DS-13-139 dated May 1, 2013 authorizing City staff to initiate the process to designate the stone house at 2370 Simcoe Street North pursuant to the Ontario Heritage Act in consultation with Tribute Communities (2157236 Ontario Ltd.) and that Tribute prepare a Heritage Research Report for the house to the satisfaction of Planning Services.

The Heritage Impact Assessment, The Stone House, 2370 Simcoe Street North dated 12 September 2013 was completed by Golder Associates and received for information by Heritage Oshawa at its meeting on September 26, 2013 (HTG-13-99).

Attachment No. 1 is a copy of the Designation Statement and Description which identifies those features of the house at 2370 Simcoe Street North to be protected.
Attachment No. 2 identifies the area to be used as the basis for the creation of the survey plan. The survey plan establishes the legal description of the lot to which the heritage designation by-law will apply.

Attachment No. 3 is a copy of Heritage Impact Assessment, The Stone House, 2370 Simcoe Street North dated 12 September 2013 completed by Golder Associates.

The designation of 2370 Simcoe Street North, Windfields Stone House, is governed by Part IV of the Ontario Heritage Act for individual property designation.

The proposed Designation Statement and Description for 2370 Simcoe Street North, Windfields Stone House, is attached to this memo and includes the Description of Property, Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes referred to above.

The proposed Designation Statement and Description and proposed area for 2370 Simcoe Street North, Windfields Stone House, has been reviewed and agreed to by Tribute Communities.

Margaret Kish, M.Sc.Pl., MCIP, RPP
Senior Planner and Heritage Oshawa Policy Advisor
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Location and Description of Property:

The Windfields Stone House is located at 2370 Simcoe Street North on the west side of Simcoe Street North mid-way between Conlin Road West and Winchester Road West and a short distance north of the future Britannia Avenue West. The one-and-a-half storey house is a unique example of the transformation from a 1850s vernacular Gothic Revival farm house to a Colonial Revival estate house. A distinguishing feature of the east façade is that it is constructed of pitch-faced ashlar stone.

Legal Description:

The property is located at 2370 Simcoe Street North and is legally described as; xxxxx OSHAWA.

Statement of Cultural Heritage Value or Interest:

Robert S. McLaughlin, President of General Motors Canada, acquired the property in 1928 from William Jewell and in 1950 sold it to E. P. Taylor, architect of modern Canadian horseracing. Under Mr. Taylor’s ownership, the architect, Earle Morgan, designed alterations to the house that transformed the home from an 1850s vernacular Gothic Revival farm house to a Colonial Revival estate house in 1952. Mr. Morgan is best known as an industrial architect and for having overseen the design and construction of many of Ontario’s finest racetracks. On the surrounding property, Mr. Taylor established Windfields Farm where Canadian horseracing saw the emergence of several famous race horses and in particular, Northern Dancer. Northern Dancer was a Canadian-bred thoroughbred racehorse who won the Kentucky Derby and Preakness Stakes,
among other races, and who became the most successful sire of the 20th century.

**Description of Heritage Attributes:**

The defining heritage attributes of the property are:

- Ashlar and rubble stone construction of the building and the quality of the workmanship;
- Landscape features of Mr. Morgan’s design including the flagstone walkway, dry stone wall and terrace on the south side of the house;
- Three-bay symmetry of the east façade that dates from the original 1850s structure and were integrated into the 1952 renovations;
- Three dormer windows on the east and one on the west façade of the one-and-a-half storey original 1850s structure;
- Double-hung, wood-sash windows that contribute to the Colonial Revival style of the home;
- Copper chimney capping;
- Copper-roofed tented portico on the east façade;
- Exterior sidelights, transoms and door design that contribute to the Colonial Revival style;
- The front façade ensemble of windows, front door and proportions that trace the uncommon transition of a Gothic Revival farm house into a Colonial Revival estate house; and
- The unobstructed view of the house across the manicured lawn from Simcoe Street North.
HERITAGE IMPACT ASSESSMENT

The Stone House
2370 Simcoe Street North
Part of Lot 13, Concession 5
Geographic Township of Whitby
Regional Municipality of Durham
City of Oshawa, Ontario

Submitted to:
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Dantonbury Developments Inc.
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Report Number: 13-1136-0031-R01
Distribution:
2 Copies - Dantonbury Developments Inc.
2 Copies - Golder Associates Limited
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Acknowledgments

Proponent Contact  Louise Foster, Dantonbury Developments Inc
Executive Summary

Golder Associates (Golder) was retained by Dantonbury Developments Inc. to conduct a Heritage Impact Assessment (HIA) of the property located at 2370 Simcoe Street North, in the City of Oshawa, Ontario. The property is listed on the City of Oshawa's Inventory of Heritage Properties and thus, an HIA is required for draft plan approval.

The Colonial Revival stone house evolved from a 1850s vernacular Gothic-Revival farm house. Robert McLaughlin, President of General Motors Canada, acquired the property, and later sold it E.P. Taylor, architect of modern Canadian horseracing. Under Taylor’s ownership, the architect, Earle Morgan, designed alterations to the house that transformed it from Gothic Revival farmhouse to a Colonial Revival estate house. On the surrounding property Taylor established Windfield Farms where Canadian horseracing saw the emergence of several famous race horses and in particular, Northern Dancer.

Any development of the lands in the Windfields Planning Area West area will recognize the heritage significance of the stone house and a lot around the house will be created such that it can remain in situ. The land surrounding the house is provisionally zoned for mixed-use. It is understood that the owner supports the designation of the house.

If the house is designated under the provisions of the Ontario Heritage Act, the heritage attributes of the property identified in this HIA report will be protected. Little to no adverse impact to the house is anticipated.

This report makes the following recommendations:

- To minimize direct and indirect impacts to the house, the property should be designated under the Ontario Heritage Act.

- At the time of preparation of this HIA, the Stone House appeared to be in excellent exterior and interior condition. Dantonbury Developments Inc should continue to maintain the house in this condition to prevent deterioration of the property’s heritage attributes and provide for the best redevelopment options in the future.

- Copies of this report and any relevant subsequent documentation should be deposited with:
  
  Oshawa Public Libraries           Oshawa Community Museum
  65 Bagot Street                  1450 Simcoe Street North
  Oshawa, Ontario                 Oshawa, Ontario
  L1H 1N2                         L1H 8S8
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1.0 STUDY PURPOSE AND METHOD

Golder Associates (Golder) was retained by Dantonbury Developments Inc. (Dantonbury) to conduct a Heritage Impact Assessment (HIA) of the property located at 2370 Simcoe Street North, in the City of Oshawa, Ontario. The property is listed on the City of Oshawa’s Inventory of Heritage Properties and thus, an HIA is required for draft plan approval.

The study was undertaken according to the guidelines set out in the MTCS Ontario Heritage Toolkit, InfoSheet #5 in Heritage Resources in the Land Use Planning Process. The Study Area consists of a portion of the former Windfields Farm complex located at 2370 Simcoe Street North, in the City of Oshawa, Ontario. The property consists of a two-storey residence and associated outbuildings (Figures 1-2). Research was gathered from primary and secondary source material, including a Heritage Impact Study undertaken in 2002 by Unterman-McPhail Associates. A site visit was conducted on August 1, 2013 by Michael Greguol. Dantonbury staff with recent knowledge of interior renovations and alterations was also present.

The study was directed by Christopher Andreae, Ph.D., Associate and Senior Built Heritage Specialist with Golder. Historical research, field assessment, and report production was undertaken by Michael Greguol, M.A., Junior Cultural Heritage Specialist, also with Golder.

The house at 2370 Simcoe Street North appears to consist of two components built at different times. For the purposes of this HIA, the one-and-a-half storey front of the house is defined as the Phase One component and the one storey rear as the Phase Two component. The reasons for this structural phasing are given in Section 2.3.1.
REFERENCE
PLAN BASED ON CANMAP STREETFILES V.2008.

NOTES
THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT.
ALL LOCATIONS ARE APPROXIMATE ONLY.
REFERENCE
PLAN BASED ON 2012 ORTHOGRAPHIC PHOTOGRAPH BY FIRST BASE SOLUTIONS.

NOTES
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2.0 HISTORICAL SUMMARY

2.1 Natural Environment

The Study Area is located in the South Slope physiographic region that extends across the Regional Municipality of Durham. The region is primarily characterized by scattered drumlins and streams that have cut sharp valleys in the till. The region was not settled until the 1820s, however, following settlement the area made for good farming properties. Grain-growing was prominent in the South Slope. The soils needed to be cleared of stones and this process resulted in a large number of fieldstone houses in the region including the stone house at 2370 Simcoe Street North.¹

2.2 Regional History

2.2.1 Context

The Study Area is located at 2370 Simcoe Street North in the City of Oshawa. Originally, the property was located in Whitby Township. In 1857 the property became part of East Whitby Township when this new Township was severed from Whitby Township. Today, the property is located in the City of Oshawa.

2.2.2 East Whitby Township, Ontario County

Settlement commenced with the Crown Survey of Whitby Township in 1792. Settlement proceeded slowly and the Township was not fully settled until the 1840s. Ontario County, which included Whitby Township, was established in 1854.

Whitby Township, originally known as Township No. 8, was surveyed in 1792 using the Single-Front survey system that was commonly used between 1783 and 1818. The system produced a square pattern of five 200-acre lots bounded on all four sides by road allowances (Plate 1). The resulting survey created the modern farm landscape and road pattern that is visible today. Simcoe Street opened in 1828 and ran north-south from the waterfront to the rural properties in the northern part of the county. The earliest settlers of the township settled along this road. In 1857, the Township of Whitby was divided into two separate townships. The western portion remained as Whitby Township but the east portion became East Whitby Township. The population of East Whitby in 1877 was 3,411. In 1877 the soil of the township was considered to be very fruitful, making East Whitby one of the most desirable agricultural locations in the province.

By 1900, the economic development of East Whitby Township was similar to that of the adjacent townships containing a number of urban centres reliant on the prosperity of nearby Toronto. The foundation for this urban growth was the transportation network developed in the 19th century where urban centres were surrounded by thriving agricultural lands.

Following World War II the rise of motor vehicle usage began to change urban and rural development in southern Ontario. The early stages of urban and suburban residential expansion were apparent by the mid-20th century as the City of Oshawa began to expand outwards into the rural areas of East Whitby Township.

2.2.3 Oshawa

The area that became the modern City of Oshawa began in 1842 with the establishment of a post office. By 1850, the community was incorporated as a village, the first village in Ontario County. In 1852 the population was 1,106. By 1879 the population had risen to nearly 4,000 and Oshawa was incorporated as a town. In 1922, the Town of Oshawa annexed a portion of East Whitby. In 1924 Oshawa was incorporated as a city. A further portion of East Whitby was annexed in 1951.
By the mid-19th century Oshawa was recognized for its iron manufacturers that were producing portable and stationary steam engines, boilers, mills machinery, turbine water wheels, and agricultural implements. In 1876, Robert McLaughlin moved his small carriage manufacturing company to Oshawa and by the first decade of the 20th century the McLaughlin Motor Car Company was manufacturing automobiles. His son, Robert McLaughlin was eventually the founder of General Motors Canada, Limited which led the automobile manufacturing industry in Canada from its Oshawa locations.

In 1974, Ontario County was reorganized as the Region of Durham. The subdivisions that have reached out into the former agricultural landscapes continue to do so as the City of Oshawa grows outwards. Urban growth has continued during the latter half of the 20th century and has accelerated into the present. In 2011 the population was 149,607. Oshawa is the largest urban centre in one of the fastest growing regions in Canada. Oshawa has access to services provided by GO Transit and Via Rail, as well as major highway infrastructure including Highway 401.

2.3 Study Area Land Use History

2.3.1 Property to 1928

Early Property Owners

The Study Area is located on Lot 13, Concession 5 of Oshawa, formerly Township of East Whitby, originally Whitby Township (Figures 3-4). James William Clark first received a grant from the Crown for the land in 1821. He later received the Crown Patent in 1831. The lot was then subdivided and sold into several parcels that fronted on the concession road that would later become Simcoe Street. The parcel containing the Study Area was sold to Chrittenden Walker in 1837, who later sold it to James Shand in 1838. Shand, listed as a farmer, stockbreeder, and yeomen, lived on the property with his wife and five children until his death sometime in the late-nineteenth century. His son John and daughter Frederica are listed in the 1901 Census Returns as living on the property. John is described as an “agent”. John and Frederica Shand sold the property to William Jewell in 1907, who is also listed as a farmer. He lived there with his wife and five children until they sold it in 1928.
Stone House

The oldest section of the stone house that is the subject of this HIA was constructed in the 1850s. A one-storey frame house is mentioned in the 1851 Census Returns but this had been replaced with a stone house by 1860. An 1877 illustration shows a one and a half storey, three bay Gothic Revival farmhouse constructed of stone (Plate 2). The ground floor has a centre door with two large windows on either side. The half storey above contains a centre gable with an arched window. The north and south ends of the house contain chimneys and a verandah is shown wrapping around the east and south facades.

In 2013, the house has two distinct architectural components that compose its “L” plan, indicating two phases of construction. The building is considered to have been built at two separate times because of the difference in height of the ground floor between the front – one-and-a-half storey structure – and the rear single storey component. It is unclear whether the front or rear portion was built first. The rear portion of the house is not shown in the 1877 illustration however a carriageway to the rear of the house is evident. It could be possible that the rear addition was the one storey frame house that was mentioned in the 1851 Census Return. The frame house could have been subsequently clad in stone and incorporated into the larger 1850s one-and-a-half storey stone house. The careful blending of the stonework on the exterior of both portions of the house makes any conclusions on dating difficult to determine. For the purposes of this HIA, the one-and-a-half storey front of the house is defined as the Phase One component and the one storey rear as the Phase Two component.

Plate 2: Illustration of the stone house in the 1870s owned by James Shand (Illustrated Historic Atlas of the County of Ontario)
2.3.2 Property from 1928 to 1950

Robert Samuel McLaughlin

In 1928 William Jewell sold the property to Robert Samuel (R.S.) McLaughlin (1871-1972). McLaughlin was born in Enniskillen, Ontario. His father, Robert McLaughlin, was the founder of the McLaughlin Carriage Company which moved from Enniskillen to Oshawa in 1876. In 1907, he joined his father in businesses and founded the McLaughlin Motor Car Company producing some of the first automobiles manufactured in Canada. In 1918 General Motors of Canada, Limited was founded with R.S. McLaughlin as its President. Although the automobile industry was McLaughlin’s initial enterprise, horses were his hobby. He established Parkwood Stables just north of Oshawa in the 1920s and eventually purchased the lots on which the Study Area is located. He lived at Parkwood Estate in Oshawa and did not live at 2370 Simcoe Street North. He established the property as a horse-breeding facility and in 1950, at the age of almost 80, he sold the property to E.P. Taylor.

Stone House

Although McLaughlin owned the stone house he apparently did not live in the building. His main association with the property was in developing the horse farm. Under McLaughlin’s ownership it appears that very little had changed on the exterior of the house. Documentary photography completed prior to extensive renovations in the 1950s indicates that the only major change to the exterior of the building was the removal of the verandah (Plate 3). It is unclear if this took place under McLaughlin’s ownership or a previous owner. The house was likely lived in by some of the staff members of Parkwood Stables.

Plate 3: Stone house prior to renovations in the 1950s (Unterman-McPhail Report, 2002)
2.3.3 Property from 1950 to the Present

**Edward Plunkett Taylor**

E.P. Taylor was one of Canada’s most well-known businessmen of the 20th century, and in particular for creating the Argus Corporation. Taylor was also well-known for his interest in breeding and racing horses. He was the founder of the Jockey Club of Canada and served as the President of the Ontario Jockey Club. He consolidated a number of failing tracks to make way for more successful and operational tracks at Woodbine and Fort Erie.

Taylor’s house on Bayview Avenue in North York was known as Windfields Estate. Windfields Farm in Oshawa grew to become one of the largest and most elaborate breeding farms in Canada. As a result of his work he is considered to be the chief architect of modern Canadian racing and breeding. McLaughlin specifically sold Parkwood Stables to E.P. Taylor in 1950, in order to have this property continue as a horse farm. The sale of the property included everything on the farm, including 200 acres of paddocks, five horse barns, a half-mile training track, a large indoor arena, an office, a fully equipped dispensary, five houses for staff, and a number of cattle barns.

Taylor changed the name from Parkwood Stables to the National Stud Farm and expanded it into a breeding farm modelled on the National Stud Farm in England. The name was later changed to Windfields Farm. Taylor expanded the farm from the original Lots 13, 14, and 15 that he acquired from McLaughlin with the purchase of Lots 9 and 10. Between the 1960s and 1980s his operation evolved into North America’s most successful breeder and in particular producing Northern Dancer, the 1964 Kentucky Derby winner. Northern Dancer was later retired to Windfields Farm and is buried in a horse cemetery on Taylor’s former farm in Oshawa.

Taylor died in 1989 leaving the Oshawa operation to his son Charles. Charles began shutting down the business until he passed away in 1997.

**Earle C. Morgan**

In 1952, Taylor hired Toronto architect Earle C. Morgan to design alterations and supervise the work to the stone house. Morgan graduated from the University of Toronto with a Bachelor of Architecture in 1928 and a Master of Architecture in 1932. He later became a fellow of the Royal Institute of Architecture of Canada and President of the Ontario Association of Architects. Morgan practiced architecture in Toronto where his primary projects were industrial buildings such as the Noxema Chemical and Standard buildings. He was principal architect for the York Mills Shopping Centre and the O’Keefe Centre.

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In the early 1950s Taylor retained Morgan to research horse racing tracks elsewhere in North America and subsequently design racing facilities such as the two Woodbines at St. Catharines, the Fort Erie Racetrack, Mohawk Raceway, Garden City Raceway, Greenwood Stables, and Blue Bonnet Raceway. Just as Taylor is understood to have changed Canadian horse racing for the better, Morgan literally changed the arenas in which Canadian horse racing was to take place. He was also retained privately by Taylor to design alterations to his Windfields Farm operations on Bayview Avenue as well as his operation in Oshawa.\(^6\)

**Stone House from 1952 to Present**

Beginning in 1952, under E.P. Taylor’s direction, Morgan undertook a major renovation of the stone house. Prior to the renovations very little had changed to the exterior of the house (Plate 3). The 1952 renovations transformed the house from a small one-and-a-half-storey Gothic Revival farmhouse to a large two storey Colonial Revival house with elaborate dormers and detailing of a whole new mass and scale.

The renovation work was undertaken by the contractors Bethe and McLellan of Oshawa. The renovations included the addition of three dormers on the east façade, and the addition of a dormer on the west façade. The roofline was altered, windows were replaced, shutters were added, the chimneys were rebuilt, and a new portico was installed to front door on the east façade of the house. The original wooden cornice was removed to accommodate the three dormers on the east façade. As a result the depth of the cornice returns on the north and south façade were altered. Interior renovation plans included the refinishing and painting existing floors, repairing existing doors, matching new doors to existing, building fireplaces on the interior, and the installation of new interior fixtures.

In the early 21st century further interior renovations were undertaken. Most of the work occurred in the Phase Two component of the house, and the basement (See Section 3.0).

REFERENCE
H. BELDEN AND COMPANY, ILLUSTRATED ATLAS OF THE COUNTY OF BRUCE, 1880.

NOTES
THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT.
ALL LOCATIONS ARE APPROXIMATE ONLY.
REFERENCE
DEPARTMENT OF NATIONAL STAFF SHEET 108; OSHAWA, ONTARIO; 1:63,360, 1930.

NOTES
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HERITAGE IMPACT ASSESSMENT
THE STONE HOUSE, 2370 SIMCOE STREET NORTH

3.0 SITE DESCRIPTION

3.1 Cultural Landscape

The Study Area is located in an area at the urban fringe of the City of Oshawa. To the north the property is rural land with open fields fenced off for the horses that used to train at Windfields Farm. The farm landscape still exists. Immediately north of the house is a large sales office built for Tribute Communities as part of the proposed development plans. To the southeast, across Simcoe Street is a recent subdivision development. About 800 metres south of the property are sports fields and parking lots to support the athletic programs of Oshawa’s University of Ontario Institute of Technology.

Barns and associated outbuildings are located just west of the house. A large gambrel-roof barn with a silo, a long one-and-a-half storey stable structure and a small one storey outbuilding are present. The barns and outbuildings are located away from the main residence of the farm complex. The gambrel roof barn constructed of rubble stone, timber frame, and metal siding, appears to be representative of late-19th century mixed-use farming practices. The concrete one-and-a-half storey stable structure and the small outbuilding represent later additions to the site (Plate 4).

The house is set back from Simcoe Street North and a collection of large trees are located in front of the house. The landscaping around the house was altered during the 1952 renovations. The work included rooting out trees and stumps, removing an existing fence, trees, and grading, as well as the installation of a new dry stone wall and flagstone walkway.

Plate 4: Cultural landscape of the Study Area, looking northwest from rear of the stone house, showing barns and outbuildings
3.2 Residence – Exterior

3.2.1 General Overview

The exterior of the house consists of two components that are assumed to have been built at two separate times. For the purposes of this HIA, the one-and-a-half storey front portion of the house is defined as the Phase One component and the one-storey rear as the Phase Two component.

The Phase One component is a one-and-a-half storey vernacular farm house with Colonial Revival details. These details include the three-bay symmetrical proportions of the house, the portico with modern slender columns, the large-paned sash windows, accentuated front door and the symmetrical dormers. The front of the house has a rubble stone foundation. The roof is a pitched, asphalt shingle roof. Stone chimneys are located at the north and south ends of the building. The rooflines on the Phase One component have wooden cornices and cornice returns with the exception of the east façade which has a copper eaves system.

The Phase Two component is a one-storey structure with similar Colonial Revival details and a rubble stone foundation. It appears that at some point in time the rear of the building was excavated and a walk-out constructed in the basement wall.

3.2.2 Façade Descriptions

The east façade or front of the house consists of three bays. The first floor door is centered on the façade and is surrounded by decorative sidelights and transoms. A sloping tent-style verandah/portico supported by modern slender pillars is located over the front door. The first floor windows on either side of the door are large six-over-six double hung windows, decorated with wooden shutters. The second storey dormer windows are smaller three-over six double hung windows. This façade is the only façade constructed of pitch-faced ashlar stone. The rest are constructed of a mix of ashlar and rubble stone. The practice of using the best building materials (in this case ashlar stone) on the front façade of the house and using lesser quality materials (rubble stone) at the back of the house is representative of 19th century building practices in Ontario. The use of stone visually links the two portions of the house masking the periods of construction (Plate 5).7

The north façade is a gable-ended side of the Phase One component and the side gable of the Phase Two component. The Phase One component contains two large first-floor windows, and two smaller second-storey windows. Both sets are six-over-six double hung sash windows. The roofline is accented by a shallow wooden cornice and cornice returns. Above the roofline is a large chimney.

The façade of the Phase Two component has a central door with flanking sidelights similar in style to the front door of the main, east, façade. Above the door is wooden decorative detailing in lieu of a transom. The Phase Two component has two first floor windows, both six-over-six double hung windows with modern screens installed on the exterior. At grade level, is a modern basement window located in a window-well (Plate 6).

The west façade is composed mostly of the Phase Two component and includes an end gable with a first floor window and a modern basement entrance. The change in grade is quite dramatic from the north to west facades and thus the west façade of the house appears as a two storey structure. The door and window lintels are unusually large stone slabs. The remaining windows in the house have flat/jack arches and are much smaller in comparison. To the left of the window is a sympathetic stone infill of a previous door opening. The stone used matches the rest of the façade and the masonry was done carefully to mask the change (Plate 7). The Phase One west façade is visible as short projections on either side of the Phase Two structure. The notable feature of this façade is a single dormer of similar proportions to that on the main (front) façade (Plate 8).

The south façade consists of the gable-ended side of the Phase One component and the side gable of the Phase Two component. The front (Phase One) portion has two small modern basement windows at grade, two large six-over-six first floor windows, and two mid-sized second-storey windows. An exterior chimney is built from the grade level to just above the second storey windows. The Phase Two component contains a central door, and two flanking windows with another smaller window at grade, an exact repetition of the addition on the north façade. This façade has a porch veranda that is covered by an extension of the roof (Plate 8).
Plate 6: North façade showing the Phase One component at left and Phase Two component at right

Plate 7: West façade, showing change in grade, large stone slabs as lintels, stone infill left of window, and wooden cornice and cornice returns
3.3 Residence – Interior

3.3.1 Overview

The two components of the house were built at different heights and thus the floor levels between the two structures vary by several inches. The Phase One component has a centre hall plan with a main staircase placed in the middle of the house. As part of the extensive renovations completed in 1952 under E.P. Taylor’s ownership, the interior was significantly modified. As a result the configurations of the rooms have been altered and the original interior plan is not entirely evident. Room B-3 is likely the only room that has not been substantially reconfigured. Each floor renovation over the years has resulted in the creation of 18 rooms on the main and second floor – an unusually high number for a house of this size. Interior repairs, restoration and renovations completed within the last decade are evident throughout the house.

Plate 8: South facade, showing the Phase One component with exterior chimney and the Phase Two component with porch veranda.
NOTES

THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT.

ALL LOCATIONS ARE APPROXIMATE ONLY.
3.3.2  Basement

Room A-1

Room A-1 is located on the north wall of the basement in the Phase One component. It is a narrow, rectangular room with two small windows located at grade on the exterior of the building. The walls are unfinished drywall and the floor is concrete. It is primarily a utility room and thus electrical panels and steam pipes are present. A doorway leads from the room to Room A-2 (Plate 9).

Plate 9: Room A-1, showing unfinished drywall, concrete floors, electrical and steam utilities

Room A-2

Room A-2 is in the centre of the basement of the Phase One component. The room is irregularly shaped and has a number of closet/storage spaces. On the south wall of the room is a small window at grade on the exterior. The walls are constructed of drywall, with modern baseboards and carpet. The floor slopes upwards towards the south wall making the room shorter in the southeast corner of the building. Two posts are present in the room and are clad in an interior wooden log finish (Plate 10).
Room A-3

Room A-3 is a small utility closet room located on the south wall in the basement of the Phase One component. The room is currently being used for storage. Steam pipes enter the room from both its east and west walls (Plate 11).
Room A-4
The small square room located in the southwest corner of the Phase One component is Room A-4. The room is finished with modern drywall, baseboards and carpet. A window is located on the south wall and is at grade on the exterior of the building. Steam pipes run at the ceiling level and enter Room A-3 through the wall (Plate 12).

Plate 12: Room A-4 showing modern finishing materials, window at grade on south wall, and steam pipes at ceiling level

Room A-5
Room A-5 is comprised of two narrow hallways and a large open space. The room straddles the basement of the Phase One and Two components. The hallway in the centre of the building includes a narrow carpeted staircase to the first floor. Once through the narrow hallway the room opens up to a large open space. The room is finished with drywall, modern baseboards, carpet, and recessed lighting fixtures. On the west end, the room narrows again to a small hallway that provides access to Rooms A-7 and A-8, and an exterior door on the west façade (Plates 13-16).
Plate 13: Room A-5, showing staircase to first floor, and narrow hallway to the large open space

Plate 14: Room A-5, showing open space with modern wall and floor finishes and recessed lighting
Plate 15: Room A-5 showing open space with entrance to hallway and staircase to first floor

Plate 16: Room A-5 showing narrow hallway to exterior door on west façade and access to Rooms A-7 and A-8
Room A-6

Room A-6 is a small square room in on the south wall in the basement of the Phase Two component. The room is finished with completely modern treatments and functions as a bathroom (Plate 17).

Plate 17: Room A-6 showing recent renovations

Room A-7

Room A-7 is a small rectangular room in the northwest corner in the basement of the Phase Two component. A small window is located on the north wall at ceiling level on the interior, and at grade on the exterior. The room is finished with modern drywall, baseboards, and carpet. The room has two small closets, one of which has a sump pump system located in the floor (Plate 18).
Room A-8

Room A-8 is a small square room in the southwest corner in the basement of the Phase Two component. The room has a window at ceiling level that is at grade on the exterior of the building. The room is as a laundry room and thus modern appliances and utilities are present (Plate 19).

Plate 18: Room A-7, showing modern wall and floor finishes, window at grade on the north wall, and closet with sump pump

Plate 19: Room A-8, showing window on south wall and modern appliances and utilities
3.3.3 Ground Floor

Rooms B1 to B4 are located in the Phase One component while Rooms B5 to B11 are in the Phase Two component of the house.

Room B-1

Room B-1 is a rectangular room with two large windows in deep wooden embrasures; one is located on the east wall, and another on the north wall. The room has large built in shelving on three of its walls and very high ceilings. The baseboards and trim of the doors is large and appears to be pre-1952 with some restoration or repairs. The hardwood floors have been refinished at an undetermined date. Doorways provide access to Rooms B-2 and B-3 (Plates 20-21).

Plate 20: Room B-1 showing hardwood floor, baseboards, built-in shelving, doors, and high ceilings
Room B-2

Room B-2 has a large window with a steam radiator located underneath. 21st century renovations to the room have included the installation of modern cabinetry, countertops and appliances (Plates 22-23).
Room B-3

Room B-3 is the central hall of the Phase One component. The room is one of few in the house that has likely seen little change in the orientation of the room since construction of the house. The staircase is the central feature of the room and is located on the north wall. The treads and risers are hardwood and have been covered with carpet. Adjacent to the staircase is a narrow hallway to the rear addition. Doors provide access to Rooms B-1, B-4, and B-11. The high baseboards appear to be part of the original construction with a high-level of restoration and maintenance. The hardwood floors have also been refinished at an undetermined date.

The front door of the house is located on the east wall. The large wooden door is decorative with three large wooden panels, sidelights, and transoms. On the small walls adjacent to the doors are two radiators (Plates 24 - 26).
Plate 24: Room B-3 showing high baseboards, narrow hallway, and staircase

Plate 25: Room B-3 showing hallway, doorway to Room B-4 and front door
Room B-4

Room B-4 is a large rectangular room with three large windows with deep embrasures located on the east and south walls. Two doors on the north wall provide access to Room B-3. Large built-in shelves are present on the east wall and large cabinetry and shelving occupy the entirety of the west wall. According to oral tradition, these shelves were used for holding trophies and memorabilia from Taylor’s racing career. A fireplace is located in the centre of the south wall and radiators are located under each of the three windows (Plates 27-29).
Plate 27: Room B-4 showing floors, window on south wall, cabinets on west wall and high ceilings

Plate 28: Room B-4 showing floor, built-in shelves door to Room B-3, large windows on east and south walls and radiators
Room B-5

Room B-5 is located in the northeast corner of the Phase Two component. 21st-century renovations have included the installation of modern tile floors, wall finishes, baseboards and trims, and light fixtures. New cabinetry and countertops are also part of the 21st century renovations. A step up into Room B-2 indicates the differing floor levels of the Phases One (front) and Two (rear) portions of the house (Plate 30).
Room B-6

Room B-6 is the entrance hall from the doorway on the Phase Two component north façade. The hallway provides access to Rooms B-5, B-7, and B-8. The flooring, baseboards, and trim are consistent with most of the interior finishes of the Phase Two component. The exterior door on the north wall is a modern door but is sympathetic in design to the front door on the east façade. The sidelights on either side of the door are also consistent in design or both have radiators located underneath them (Plate 31).
Room B-7

Room B-7 is a small square room in the northwest corner of the Phase Two component. Windows are located on the north wall and the west wall. A large radiator is present in the southwest corner of the room (Plate 32).
**Room B-8**

Room B-8 is a hallway with entrance doors to the porch addition on the south façade. The interior doors provide access to Rooms B-6, B-9, B-10, and B-11. A small closet is located adjacent to the exterior door. The floors are thin-plank hardwood and are found elsewhere in the interior of the Phase Two component (Plate 33).

*Plate 33: Room B-8 showing hallway, door to south façade porch and doors to Rooms B-9, B-10, and B-11*

**Room B-9**

Room B-9 is a small square room in the southwest corner of the Phase One component. A window is located on the south wall with a radiator located under it. The room is carpeted and a drywall box is built on the west wall that likely encloses pipe or other utilities (Plate 34).
Room B-10

Room B-10 is a small rectangular room located on the south wall of the Phase Two component. The room functions as a bathroom and has 21st-century renovations that include wallpaper and tile finishes on the walls and floors (Plate 35).
**Room B-11**

Room B-11 is a small hallway that accesses Rooms B-8, B-10 to the basement stairs and B-3 to the central hall of the Phase One component. The walls and baseboards are consistent with the Phase Two component. The flooring is thin-plank hardwood floor that also been refinished at an undetermined date (Plate 36).

*Plate 36: Room B-11 showing narrow hallway and door to basement staircase*

3.3.4 Second Floor

All rooms on the second floor are in the Phase One component of the house.

**Room C-1**

Room C-1 is a large room with two closets on the east wall and a dormer window with a radiator installed beneath it. A window on the north wall begins at floor level, an indication that the roofline was changed during the 1952 renovations. The hardwood floors have recently been refinished. The walls are constructed of plaster and an investigation of the interior of a closet on the east wall indicates where the paint and plaster is beginning to peel. The slope of the roofline is evident in the slope of the ceiling. Doors provide access to Rooms C-2 and C-4 (Plates 37-38).
Plate 37: Room C-1 showing west wall with access to Rooms C-4 and C-2 and recessed radiator in wall

Plate 38: Room C-1 showing window at floor level on north wall, closets and dormer window with recessed radiator
Room C-2
Room C-2 is a small walk in closet room that serves as an intermediary room between C-1 and C-3. A built-in closet unit is located on the west wall. The pitch of the roof is evident in the slope of the ceiling.

Room C-3
Room C-3 is a bathroom that was added as part of the 1952 renovations. The floor is tile and a window on the north wall indicates the former roofline. The pitch of the roof is evident in the slope of the ceiling (Plate 39).

Plate 39: Room C-3 showing tile floors and walls, window at floor level on north wall and slope of ceiling

Room C-4
Room C-4 is a narrow hallway in the centre of upper storey. The floors are refinished hardwood with a carpeted runway. At the top of the staircase is a small landing with a window on the west wall. Another small set of stairs accesses the second floor level. The hallway provides access to Rooms C-1 and C-5 (Plates 40-41).
Plate 40: Room C-4 showing floors, high baseboards, window on west and landing

Plate 41: Room C-4 showing door access to Rooms C-1 and C-5
Room C-5
Room C-5 is a small room that separates C-4 from C-6 and C-7. It primarily functioned as a vestibule room that likely was meant to provide more privacy to Room C-7. The room has hardwood floors and a built-in dresser unit on its north wall.

Room C-6
Room C-6 is narrow rectangular bathroom that serviced Room C-7. It includes a dormer window and recessed radiator below. The pitch of the roofline is evident in the slope of the ceiling (Plate 42).

Room C-7
Room C-7 is a large room made from two separate rooms that existed prior to the 1952 renovations. The floors are constructed of refinished hardwood and four closets exists, two on the east wall and two on the west wall. Dormer windows are located on the east and west walls, and two windows are located on the south side on either side a central fireplace. The pitch of the roofline is evident in the slope of the ceiling (Plates 43-44).
Plate 43: Room C-7 showing central fireplace, window on south wall, closets and dormer window on west wall

Plate 44: Room C-7 door access to Room C-5, and closets and dormer window on west wall
3.4 Car Port

A single-storey car port is located immediately behind the house. It is a wooden frame structure with a concrete floor and a flat roof. It does not possess any architectural significance (Plate 45).

Plate 45: Car port west of the house
4.0 ANALYSIS

4.1 Ontario Regulation 9/06

Ontario Regulation 9/06 provides criteria for determining cultural heritage value or interest. If a property meets one or more of the following criteria it may be designated under Section 29 of the Ontario Heritage Act.

The criteria for determining cultural heritage value or interest according to Ontario Regulation 9/06 are as follows:

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;
   - Displays a high degree of craftsmanship or artistic merit; or
   - Demonstrates a high degree of technical or scientific achievement.

2) The property has **historic 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;
   - Yields, or has the potential to yield information that contributes to an understanding of a community or culture; or
   - Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.

3) The property has **contextual value** because it:
   - Is important in defining, maintaining or supporting the character of an area;
   - Is physically, functionally, visually or historically linked to its surroundings;
   - Is a landmark.
### 4.2 Evaluation

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Site Specific Evaluation</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1) The property has <em>design value or physical value</em> because it:</strong></td>
<td></td>
</tr>
<tr>
<td>i) <em>Is a rare, unique, representative or early example of a style, type, expression, material or construction method;</em></td>
<td>Unique example of converting a 1850s Gothic Revival style farm house into a mid-20th century Colonial Revival style estate house.</td>
</tr>
<tr>
<td>ii) <em>Displays a high degree of craftsmanship or artistic merit; or</em></td>
<td>The quality of the pitch-faced ashlar and rubble stone exterior walls is notable</td>
</tr>
<tr>
<td>iii) <em>Demonstrates a high degree of technical or scientific achievement.</em></td>
<td>None identified</td>
</tr>
<tr>
<td><strong>2) The property has <em>historic value or associative value</em> because it:</strong></td>
<td></td>
</tr>
<tr>
<td>i) <em>Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community;</em></td>
<td>Direct association with the horse racing career of E.P. Taylor</td>
</tr>
<tr>
<td>ii) <em>Yields, or has the potential to yield information that contributes to an understanding of a community or culture; or</em></td>
<td>None identified</td>
</tr>
<tr>
<td>iii) <em>Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.</em></td>
<td>Architect Earle Morgan designed and supervised 1952 alterations although better known for his commercial works in Toronto</td>
</tr>
<tr>
<td><strong>3) The property has <em>contextual value</em> because it:</strong></td>
<td></td>
</tr>
<tr>
<td>i) <em>Is important in defining, maintaining or supporting the character of an area;</em></td>
<td>None identified</td>
</tr>
<tr>
<td>ii) <em>Is physically, functionally, visually or historically linked to its surroundings; or</em></td>
<td>The house was part of the stable complex developed by E.P. Taylor</td>
</tr>
<tr>
<td>iii) <em>Is a landmark.</em></td>
<td>None identified</td>
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4.2.1 Cultural Heritage Value

**Design/Physical Value**

The property possesses cultural heritage value due to the renovation of the house in 1952. Prior to that, the structure was a good example of the Gothic Revival style popular in southern Ontario in the mid-19th century. The centre staircase and the associated halls on both floors are well laid out and characteristic of a traditional centre hall plan. The stone exterior walls are a relatively uncommon building material on this style of house. The design process for the 1950s renovation is unknown and resulted in a fundamentally 20th century Colonial Revival house, especially on the front (east) façade. A distinguishing feature is the quality of the exterior workmanship.

The 1952 renovations under E.P. Taylor’s ownership were designed and directed by Earle C. Morgan an established Toronto architect who also oversaw the design and construction of many of Ontario’s finest racetracks.

**Historic/Associate Value**

The property possesses cultural heritage value due to its historic/associate with Robert McLaughlin and E.P. Taylor. McLaughlin purchased the property in 1928 and transformed it from a working farm into a horse farm under the name Parkwood Stables. However, it was Taylor, the chief architect of modern Canadian horse racing, who greatly expanded the operation after his 1950 purchase, renamed it Windfield Farms, and made it the leading stable in North America.

**Contextual Value**

The house was one of several buildings in the stable complex that Taylor operated at Windfield Farms.

4.3 Heritage Attributes

The defining heritage attributes of the property are:

- Ashlar and rubble stone construction of the building and the quality of the workmanship
- Landscape features of Morgan’s design including flagstone walkway, dry stone wall, and terrace on south side of the house
- Three-bay symmetry of east façade that date from the original 1850s structure and were integrated into the 1952 renovations
- Three dormer windows on the front and one on the rear of the, one-and-a-half storey front façade
- Double-hung, wood-sash windows that contribute to the Colonial Revival style
4.4 Statement of Cultural Heritage Value

The Colonial Revival stone house at 2370 Simcoe Street North evolved from a 1850s vernacular Gothic-Revival farm house. Robert. McLaughlin, President of General Motors Canada, acquired the property, and later sold it to E.P. Taylor, architect of modern Canadian horseracing. Under Taylor’s ownership, the architect, Earle Morgan, designed alterations to the house that transformed it from Gothic Revival farmhouse to a Colonial Revival estate house. On the surrounding property Taylor established Windfield Farms where Canadian horseracing saw the emergence of several famous race horses and in particular, Northern Dancer.

4.5 Designation

The property is listed as an “A” classified property on the City of Oshawa’s Inventory of Heritage Properties. The City intends to designate the house under the provisions of the Ontario Heritage Act. This HIA confirms that the property has cultural heritage value or interest according to the criteria set out under Reg.9/06.

The most significant heritage attributes of the stone house that should be considered for designation are on the exterior of the building.

The interior of the house has undergone extensive renovations during the 20th and 21st century. Room B-3, the centre hall of the front structure has heritage value as a representative interior plan of 19th century vernacular farm houses, however, the other rooms appear to have been reconfigured with new doorways and trim. The reconfiguration of Room B-4 may have heritage interest due to the cabinetry and shelving on the west wall. According to oral tradition, these shelves displayed Taylor’s horse-related trophies and memorabilia.
5.0 PROPOSED UNDERTAKING AND IMPACTS

5.1 Proposed Undertaking

Dantonbury Developments Inc is proposing to develop lands adjacent to the subject property. The draft plan of subdivision will create a lot around the house such that it can remain in situ. The land surrounding the house is provisionally zoned for mixed-use. It is understood that Dantonbury supports the designation of the house.

5.2 Potential Impacts

If the house is designated under the provisions of the Ontario Heritage Act the heritage attributes of the property identified in this HIA report will be protected. Little to no adverse impact to the house is anticipated. However, the rural setting of the horse farm estate will be lost.

5.3 Mitigation Options

Designation under the provisions of the Ontario Heritage Act is the preferred mitigation option for the stone house. A designation status will result in the retention of the house in situ and will protect the significant heritage attributes that contribute to the heritage value of the property.

The loss of the rural setting of the former stables has already been accepted by the City of Oshawa in its approval of the urban developments that are occurring.
6.0 RECOMMENDATIONS

6.1 Designate House

To minimize direct and indirect impacts to the house, the property should be designated under the Ontario Heritage Act.

6.2 Interim Management of the Stone House

At the time of preparation of this HIA, the Stone House appeared to be in excellent exterior and interior condition. Dantonbury Developments Inc. should continue to maintain the house in this condition to prevent deterioration of the property’s heritage attributes and provide for the best redevelopment options in the future.

6.3 Deposit Copies

Copies of this report and any relevant subsequent documentation should be deposited with:

- Oshawa Public Libraries
  65 Bagot Street
  Oshawa, Ontario
  L1H 1N2

- Oshawa Community Museum
  1450 Simcoe Street North
  Oshawa, Ontario
  L1H 8S8
7.0 SOURCES

7.1 Published Sources


7.2 Unpublished Sources


7.3 Online Sources


7.4 Maps


Department of National Defence. Topographical Map Series, Oshawa Sheet 30M/15 1930.
8.0 IMPORTANT INFORMATION AND LIMITATIONS OF THIS REPORT

Golder Associates Ltd. has prepared this report in a manner consistent with the standards and guidelines developed by the Ontario Ministry of Tourism, Culture, and Sport, Programs and Services Branch, Cultural Division, subject to the time limits and physical constraints applicable to this report. No other warranty, expressed or implied is made.

This report has been prepared for the specific site, design objective, developments and purpose described to Golder Associates Ltd., by Dantonbury Developments Inc. (the Client). The factual data, interpretations and recommendations pertain to a specific project as described in this report and are not applicable to any other project or site location.

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Unless otherwise stated, the suggestions, recommendations and opinions given in this report are intended only for the guidance of the Client in the design of the specific project.
9.0 CLOSURE

We trust that this report meets your current needs. If you have any questions, or if we may be of further assistance, please contact the undersigned.

GOLDER ASSOCIATES LTD.

MICHAEL GREGUOL, M.A.
Junior Cultural Heritage Specialist

CHRISTOPHER ANDREAEE, PH.D.
Associate, Senior Built Heritage Specialist

MG/CAA/slc
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