

Appendix E5 –
Cultural Heritage Evaluation Report

326 944 Dundas St E & 708 Dundas St W

CULTURAL HERITAGE EVALUATION REPORT

944 DUNDAS STREET EAST, 326 DUNDAS STREET EAST, AND 708 DUNDAS STREET WEST

TOWN OF WHITBY, ONTARIO

FINAL REPORT

Parsons

625 Cochrane Drive, Suite 300
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ASI File: 21CH-055

May 2021 (Updated September and December 2021; January and February 2022)





Metrolinx acknowledges that it operates on the lands of Indigenous Peoples, including the Anishinaabe, the Haudenosaunee and the Wendat peoples, and that these lands are covered by Treaty.

In particular, we wish to recognize that the proposed work and project study area of the Durham-Scarborough BRT is situated on the treaty territory of the Williams Treaties First Nations, and the Mississaugas of the Credit First Nation, and we acknowledge that the lands are covered by the Gunshot Treaty 1788, the Williams Treaty 1923, and the Williams Treaty Settlement of 2018.*

Metrolinx has a responsibility to recognize and value the rights of Indigenous Nations and Peoples and conduct business in a manner that is built on the foundation of trust, respect and collaboration. Metrolinx is committed to building meaningful relationships with Indigenous Nations and working towards meaningful reconciliation with the original caretakers of this land. We wish to thank Indigenous Nations for their contributions to these reports.

** Notwithstanding the foregoing, nothing in this acknowledgement shall be interpreted so as to indicate Metrolinx's position on any Treaty territory or right.*

CULTURAL HERITAGE EVALUATION REPORT
944 DUNDAS STREET EAST, 326 DUNDAS STREET EAST, AND 708 DUNDAS STREET WEST
TOWN OF WHITBY, ONTARIO

EXECUTIVE SUMMARY

ASI was contracted by Parsons on behalf of Metrolinx to conduct a Cultural Heritage Evaluation Report (CHER) for three properties along Dundas Street in the Town of Whitby. These properties include 944 Dundas Street East, 326 Dundas Street East, and 708 Dundas Street West. This CHER is part of the Durham-Scarborough Bus Rapid Transit Project (DSBRT). To date, ASI has completed the *Durham-Scarborough Bus Rapid Transit Cultural Heritage Report – Existing Conditions and Preliminary Impact Assessment: City of Toronto and Durham Region, Ontario* (ASI, 2021) to determine which properties in the DSBRT Project Study Area require assessment for cultural heritage value and interest under *Ontario Regulations 9/06* and *10/06*. These properties were identified as potential built heritage resources that are anticipated to be directly impacted by the DSBRT preliminary design footprint (August 2021) as documented in the Cultural Heritage Report referred above. As such, a CHER is required to determine if the properties have cultural heritage value or interest (CHVI) under *Ontario Regulations 9/06* and *10/06*.

944 Dundas Street East is located in the Town of Whitby. The property is not currently identified on the Town of Whitby's Municipal Heritage Register though it is found on the Whitby Local Architectural Conservation Advisory Committee (LACAC) Heritage Inventory under the "Significant" category. 944 Dundas Street East was evaluated using *Ontario Regulations 9/06* and *10/06* of the *Ontario Heritage Act*. This evaluation was prepared in consideration of data regarding the design, historical/associative, and contextual values within the Town of Whitby and in the Province of Ontario. This evaluation determined that the property at 944 Dundas Street East does not meet the criteria outlined in *Ontario Regulations 9/06* and *10/06*, and therefore does not have CHVI.

326 Dundas Street East is located in the Town of Whitby. The property is identified on the Town of Whitby's Municipal Heritage Register Inventory of Listed Properties (Not Designated). 326 Dundas Street East was evaluated using *Ontario Regulations 9/06* and *10/06* of the *Ontario Heritage Act*. This evaluation was prepared in consideration of data regarding the design, historical/associative, and contextual values within the Town of Whitby. This evaluation determined that the property at 326 Dundas Street East meets the criteria outlined in *Ontario Regulation 9/06*, due to its design and historical/associative value. The subject property did not meet the criteria outlined in *Ontario Regulation 10/06*. However, the project footprint was further refined between 75% and 90% design which resulted in a change to reduce the adverse direct impacts identified to this property. This property will no longer be subject to adverse direct impacts and therefore a Heritage Impact Assessment is not required during detail design.

708 Dundas Street West is located in the Town of Whitby. The property is not currently identified on the Town of Whitby's Municipal Heritage Register though it is found on the Whitby LACAC Heritage Inventory under the "Significant" category. 708 Dundas Street West was evaluated using *Ontario Regulations 9/06* and *10/06* of the *Ontario Heritage Act*. This evaluation was prepared in consideration of data regarding



the design, historical/associative, and contextual values within the Town of Whitby and in the Province of Ontario. This evaluation determined that the property at 708 Dundas Street West does not meet the criteria outlined in *Ontario Regulations 9/06* and *10/06*, and therefore does not have CHVI.

Property ownership and/or control of 944 Dundas Street East, 326 Dundas Street East and 708 Dundas Street West will be confirmed during detailed design.

The following recommendations are proposed:

1. Metrolinx Heritage Committee has reviewed the results of the *Ontario Regulations 9/06* and *10/06* evaluations and is in agreement with the results and recommendations of this report. If it is confirmed that the property will be owned or controlled by Metrolinx, the Metrolinx Heritage Committee will issue a Metrolinx Heritage Committee Decision Form.
2. The Final CHER will be submitted to municipal heritage staff and the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) for their records.



PROJECT PERSONNEL

<i>Senior Project Manager:</i>	Lindsay Graves, MA CAHP Senior Cultural Heritage Specialist Senior Project Manager - Cultural Heritage Division
<i>Project Coordinator</i>	Katrina Thach, Hon. BA Associate Archaeologist Project Coordinator - Environmental Assessment Division
<i>Project Manager:</i>	Laura Wickett, BA (Hon), Dip. Heritage Conservation Cultural Heritage Analyst Project Manager - Cultural Heritage Division
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<i>Graphics Production:</i>	Peter Bikoulis Archaeologist GIS Technician – Operations Division
<i>Report Reviewer(s):</i>	Lindsay Graves John Sleath



QUALIFIED PERSONS INVOLVED IN THE PROJECT

Lindsay Graves, MA, CAHP

Senior Cultural Heritage Specialist | Senior Project Manager - Cultural Heritage Division

The Senior Project Manager for this Cultural Heritage Evaluation Report is **Lindsay Graves** (MA, Heritage Conservation), Senior Cultural Heritage Specialist and the Environmental Assessment Coordinator for the Cultural Heritage Division at ASI. She was responsible for: overall project scoping and approach; development and confirmation of technical findings and study recommendations; application of relevant standards, guidelines and regulations; and implementation of quality control procedures. Lindsay is academically trained in the fields of heritage conservation, cultural anthropology, archaeology, and collections management and has over 15 years of experience in the field of cultural heritage resource management. This work has focused on the assessment, evaluation, and protection of above ground cultural heritage resources. Lindsay has extensive experience undertaking archival research, heritage survey work, heritage evaluation and heritage impact assessment. She has also contributed to cultural heritage landscape studies and heritage conservation plans, led heritage commemoration and interpretive programs, and worked collaboratively with multidisciplinary teams to sensitively plan interventions at historic sites/places. In addition, she is a leader in the completion of heritage studies required to fulfil Class EA processes and has served as Project Manager for over 100 heritage assessments during her time at ASI. Lindsay is a member of the Canadian Association of Heritage Professionals.

Laura Wickett, BA (Hon.), Dipl. Heritage Conservation

Cultural Heritage Analyst | Project Manager - Cultural Heritage Division

The Project Manager for the Durham-Scarborough Bus Rapid Transit Project (DSBRT) Cultural Heritage Evaluation Report is **Laura Wickett** (BA (Hon.), Diploma Heritage Conservation), who is a Cultural Heritage Analyst and Project Manager within the Cultural Heritage Division at ASI. She was responsible for project coordination, scheduling, and stakeholder communications. Trained in the theoretical and technical aspects of heritage conservation, Laura has five years of experience working in the field of cultural heritage resource management. She began working in ASI's Cultural Heritage Division as a Cultural Heritage Technician in 2017, providing support for a range of cultural heritage assessment reports, including Cultural Heritage Resource Assessments, Cultural Heritage Evaluation Reports, Heritage Impact Assessments, and Secondary Plan assessments. She has also contributed to Heritage Conservation District studies, Cultural Heritage Landscape inventories and Heritage Register reviews.

John Sleath, MA

Cultural Heritage Specialist | Project Manager - Cultural Heritage Division

The Cultural Heritage Specialist for this report is **John Sleath** (MA, Anthropology) who is a Cultural Heritage Specialist and Project Manager within the Cultural Heritage Division with ASI. He was responsible for day-to-day management activities, including scoping of research activities and consulting on recommendations, as well as conducting the site survey. John has worked in a variety of contexts within the field of cultural heritage resource management for the past 13 years, as an archaeologist and as a cultural heritage professional. In 2015 John began working in the Cultural Heritage Division



researching and preparing a multitude of cultural heritage assessment reports and for which he was responsible for a variety of tasks including: completing archival research, investigating built heritage and cultural heritage landscapes, report preparation, historical map regression, and municipal consultation. Since 2018 John has been a project manager responsible for a variety of tasks required for successful project completion. This work has allowed John to engage with stakeholders from the public and private sector, as well as representatives from local municipal planning departments and museums. John has conducted heritage assessments across Ontario, with a focus on transit and rail corridor infrastructure including bridges and culverts.

Michael Wilcox, PhD

Cultural Heritage Technician | Technical Writer and Researcher - Cultural Heritage Division

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



GLOSSARY

Term	Definition
Adjacent	“contiguous properties as well as properties that are separated from a heritage property by narrow strip of land used as a public or private road, highway, street, lane, trail, right-of-way, walkway, green space, park, and/or easement or as otherwise defined in the municipal official plan” (Ministry of Tourism, Culture and Sport, 2010).
Built Heritage Resource (BHR)	“...a building, structure, monument, installation or any manufactured remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on property that may be designated under Parts IV or V of the <i>Ontario Heritage Act</i> , or that may be included on local, provincial, federal and/or international registers” (Government of Ontario, 2020, p. 41).
<i>Ontario Regulation 9/06</i> and <i>Ontario Regulation 10/06</i>	The two criteria sets share a requirement to fully understand the history, design and associations of all cultural heritage resources of the properties. The following differences between the two sets of criteria should be noted: <ul style="list-style-type: none"> • <i>Ontario Regulation 9/06</i> requires a consideration of the community context; and • <i>Ontario Regulation 10/06</i> requires a consideration of the provincial context.
Potential Cultural Heritage Resource	A potential cultural heritage resource is a property that has the potential for cultural heritage value or interest. This can include properties/project area that contain a parcel of land that is the subject of a commemorative or interpretive plaque, is adjacent to a known burial site and/or cemetery, is in a Canadian Heritage River Watershed, or contains buildings or structures that are 40 or more years old (Ministry of Tourism, Culture and Sport, 2016).
Significant	With regard to cultural heritage and archaeology resources, significant means “resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the <i>Ontario Heritage Act</i> . While some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation” (Government of Ontario, 2020, p. 51).



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1.0 INTRODUCTION

1.1 Report Purpose

ASI was contracted by Parsons on behalf of Metrolinx to conduct a Cultural Heritage Evaluation Report (CHER) for three properties along Dundas Street in Whitby. These properties are 944 Dundas Street East, 326 Dundas Street East, and 708 Dundas Street West (Figure 1). This CHER is being undertaken as part of the Durham-Scarborough Bus Rapid Transit Project (DSBRT). These properties were identified as potential built heritage resources that are anticipated to be directly impacted by the DSBRT preliminary design footprint (August 2021) as documented in the *Durham-Scarborough Bus Rapid Transit Cultural Heritage Report – Existing Conditions and Preliminary Impact Assessment: City of Toronto and Durham Region, Ontario* (ASI, 2021). As such, a CHER is required to determine if the properties have cultural heritage value or interest (CHVI) under *Ontario Regulation 9/06* and under *Ontario Regulation 10/06*.

The scope of this CHER is guided by the Ministry of Tourism, Culture and Sports' (now administered by the Ministry of Heritage, Tourism, Sport and Culture Industries) *Ontario Heritage Tool Kit* (2006), the *Town of Whitby Official Plan* (2018) and is compliant with the *Standards and Guidelines for Conservation of Provincial Heritage Properties: Heritage Identification and Evaluation Process* (Ministry of Tourism, Culture and Sport, 2014).

Property ownership and/or control of 944 Dundas Street East, 326 Dundas Street East and 708 Dundas Street West will be confirmed during detailed design.

1.2 Project Overview

In 2018, Metrolinx completed the DSBRT Initial Business Case (Metrolinx, 2018). The study recommended a preferred bus rapid transit alignment between Downtown Oshawa (in Durham Region) and Scarborough Centre (in the City of Toronto). The project has now advanced to the Preliminary Design Business Case and Environmental Assessment/Transit Project Assessment Process (TPAP) phase in accordance with the Metrolinx Business Case Framework, for capital investment projects. IBI Group and Parsons are managing the project on behalf of Metrolinx.

The DSBRT project proposes approximately 36 kilometres of dedicated transit infrastructure, connecting downtown Oshawa, Whitby, Ajax, Pickering and Scarborough. This project builds on the existing PULSE service and will provide more dedicated transit infrastructure along Highway 2 and Ellesmere Road to connect to Scarborough Centre. The corridor has varied traffic, land use conditions and constraints. With rapid growth in the past decade, and an expectation for this growth to continue into the future, travel demand along the corridor will continue to increase and higher capacity transit will be needed to link communities and employment on both sides of the Toronto-Durham boundary. Transit infrastructure will include a range of design solutions in different segments of the corridor. The preliminary design concept includes segments with buses operating with transit priority measures, and segments with dedicated curbside or centre-median transit lanes. The design concept varies by segment based on available space, travel demand, and land use context.



1.3 Description of Properties

1.3.1 944 Dundas Street East

The property at 944 Dundas Street East in the Town of Whitby is on the north side of Dundas Street East. The property is approximately 365 metres east of Garden Street and 105 metres west of the Canadian Pacific Railway (CP) corridor. The property features a one-and-a-half storey Ontario Gothic residence with a central gable dormer and side gable roof. The front entrance is flanked by symmetrical windows. The house has been clad in board and batten siding. There is a one-storey addition on the rear (north) side and a garage at the end of the driveway. Several mature trees obfuscate a direct view of the house from the street. The property is surrounded by a residence to the east, an apartment complex and parking lots to the west, and residential and open spaces to the south across Dundas Street. The CP rail corridor runs in a general northwest to southeast orientation to the north and east of the subject property.

1.3.2 326 Dundas Street East

The property at 326 Dundas Street East in the Town of Whitby is on the northwest corner of Dundas Street East and Hickory Street. The property features a one-and-a-half storey former residence built in the Gothic Revival style with a rectangular footprint and a single-storey rear addition. Known as the Montgomery House, Salem Lodge, and the Arthur Beall House, the residence was constructed c. 1876 but has been converted for commercial uses. It is now occupied by Annex Financial, Manulife Securities, and KFB Financial Services Inc. The building is clad in brown brick, it has a gable roof with three gabled dormers on the front façade and segmental-arched windows, and a central front porch that is covered with brick columns. The rear addition now provides the main entrance into the building, which is surrounded by a parking lot to the north, Stafford Monuments Limited to the west, and two-storey brick commercial buildings to the south and east.

1.3.3 708 Dundas Street West

The property at 708 Dundas Street West in the Town of Whitby is on the north side of Dundas Street West and is set close to the road. The property is approximately 60 metres west of Cochrane Street. The property features a one-and-a-half storey frame residence with rear shed and mature trees throughout the parcel. The residence is a vernacular cottage, clad with vinyl siding and features a side gable roof, symmetrical primary elevation with centre hall plan, and brick chimney on the north elevation. The property is surrounded by residences to the west and south, dense trees to the east, and open green space associated with St. John the Evangelist Catholic Church to the north.



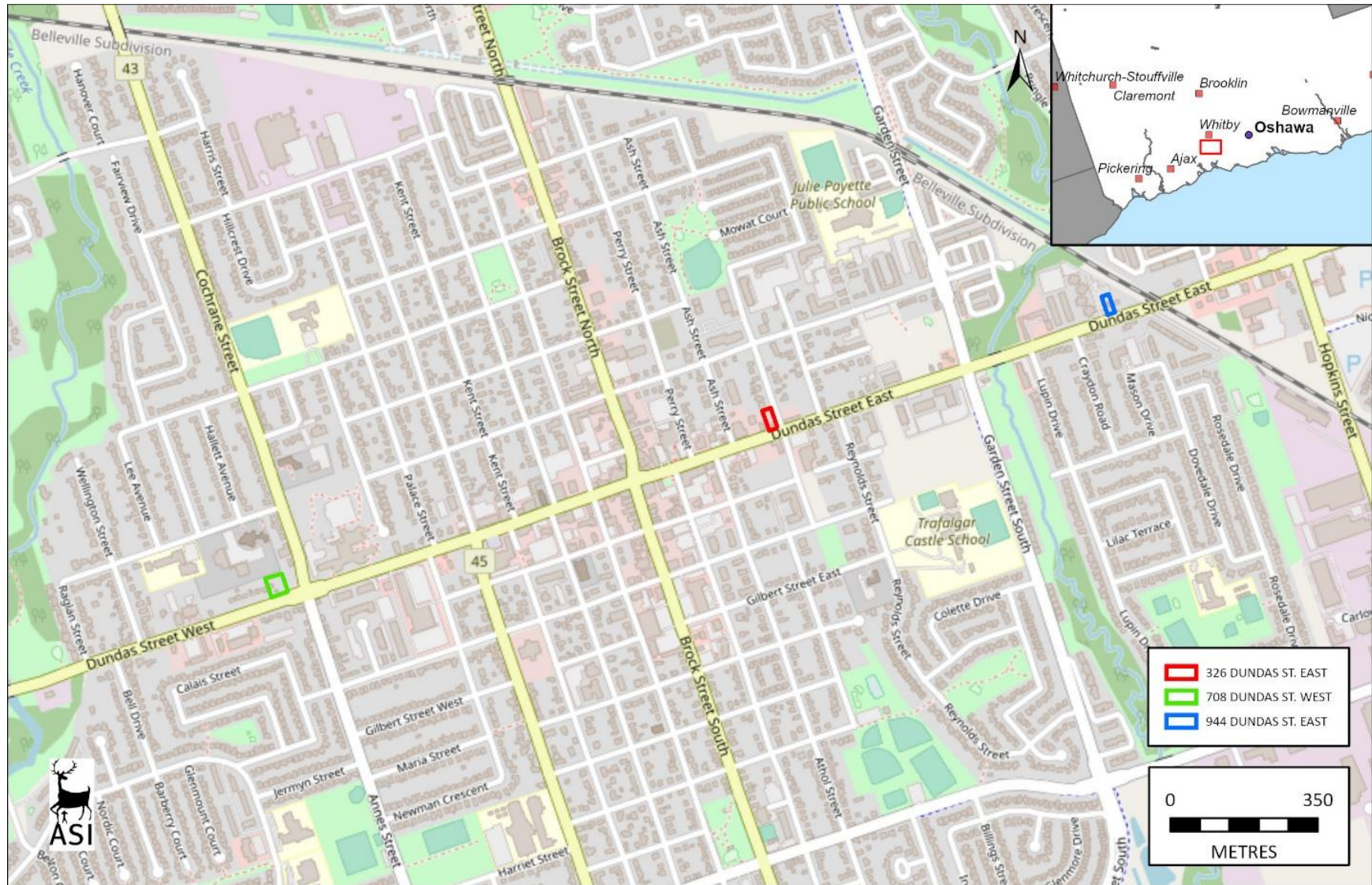


Figure 1: Location of the subject properties at 944 Dundas Street East, 326 Dundas Street East, and 708 Dundas Street West
Source: (c) Open Street Map contributors, Creative Commons n.d.

1.4 Historical Summary

1.4.1 944 Dundas Street East

The one-and-a-half storey residence at 944 Dundas Street East was constructed c. 1890. However, its ownership is only definitively known from 1949 onwards at the time of this report. Until the 1930s, this residence was still on the eastern margins of the Town of Whitby. Agricultural fields were located south of the subject property, but there was development of the built form in its vicinity, including more structures along Dundas Street East and a railway running along a northwest-southeast axis immediately north and east of the property. By the 1970s, Whitby's urbanization sprawled and residential development, including subdivisions and low-rise apartment buildings, were located nearby. The structure has remained a residence since its construction.

1.4.2 326 Dundas Street East

The one-and-a-half storey former residence at 326 Dundas Street East was constructed c. 1876. The house was probably erected by George Ayers, a blacksmith, who purchased the lot from building contractor and land speculator Thomas Deverell in 1876. Unable to pay the mortgage, the house returned to Deverell's ownership and he sold it again in 1885, this time to Jane Montgomery, who lived with her husband Joseph at the house they now called Salem Lodge. Upon their deaths in the early twentieth century, their daughter Margaret inherited the house, and lived here with her husband Arthur Wellesley Beall until she died in 1931. Beall was well known at the local and provincial level, and to some degree internationally. He was a missionary and professor who lived in Japan and China in the late nineteenth century, and later travelled extensively as a lecturer for the Women's Christian Temperance Union and then for the provincial Department of Education. Beall moved away in 1935 but the property remained in the Montgomery family. In 1945, the house was sold to Norval Gordon Fleming and he lived here with his wife Vivian until his death in 1988 and her death in 1991. Thereafter, the house was converted to commercial uses, first as a lawyer's office but now occupied by Annex Financial, Manulife Securities, and KFB Financial Services Inc.

1.4.3 708 Dundas Street West

The one-and-a-half storey residence at 708 Dundas Street West was constructed c. 1850. At some point in the late nineteenth century or early twentieth century, the subject property came into the possession of Elizabeth Ann Davey. In 1919, Davey arranged an agreement to sell one acre to Albert and Ernest Harlow and the final agreement between Davey and the Harlows seems to have been finalized in 1922. Members of the Harlow family continued to occupy the subject house until 1986, when it was sold to Frank and Danica Stotl.



2.0 METHODOLOGY AND SOURCES

2.1 Legislation and Policy Context

This cultural heritage evaluation considers cultural heritage resources in the context of improvements to specified areas, pursuant to the Ontario *Environmental Assessment Act* (Environmental Assessment Act, R.S.O., 1990). Pursuant to the *Environmental Assessment Act*, applicable infrastructure projects are subject to assessment to determine related impacts on above ground cultural heritage resources (Ministry of Transportation, 2007). Infrastructure projects have the potential to impact cultural heritage resources in a variety of ways such as loss or displacement of resources through removal or demolition and the disruption of resources by introducing physical, visual, audible, or atmospheric elements that are not in keeping with the resources and/or their setting.

The analysis used throughout the cultural heritage evaluation process addresses cultural heritage resources under other various pieces of legislation and their supporting guidelines:

- *Environmental Assessment Act* (Environmental Assessment Act, R.S.O., 1990)
- *Ontario Heritage Act* (Ministry of Culture, 1990)
- *Standards and Guidelines for Conservation of Provincial Heritage Properties* (Ministry of Tourism, Culture and Sport, 2010)
- *Standards and Guidelines for Conservation of Provincial Heritage Properties: Heritage Identification & Evaluation Process* (Ministry of Tourism, Culture and Sport, 2014)
- *Ontario Heritage Tool Kit* (Ministry of Culture, 2006)
- *Planning Act* (Planning Act, R.S.O. 1990, c. P.13, 1990) and the 2020 *Provincial Policy Statement* (Government of Ontario, 2020)

2.2 Approach to Cultural Heritage Evaluation Reports

The scope of a CHER is guided by the *Ontario Heritage Tool Kit* (Ministry of Culture, 2006), is compliant with the *Standards and Guidelines for Conservation of Provincial Heritage Properties: Heritage Identification and Evaluation Process* (Ministry of Tourism, Culture and Sport, 2014), and municipal Terms of Reference, if available. The Town of Whitby does not have Terms of Reference for the preparation of CHERs.

Generally, CHERs include the following components:

- A general description of the history of the study areas as well as detailed historical summaries of property ownership and building(s) development;
- A description of the cultural heritage landscapes and/or built heritage resources being evaluated as part of this report;
- Representative photographs of the exterior and interior of a building or structure, and character-defining architectural details;
- A cultural heritage resource evaluation guided by the *Ontario Heritage Act* criteria;
- A summary of heritage attributes;
- Historical mapping, photographs; and
- A location plan.



A site visit to the subject properties was conducted on 30 April 2021 by John Sleath, Cultural Heritage Specialist, ASI. The site visit included photographic documentation of the subject properties from the Dundas Street right-of-way. Permission to Enter (PTE) was requested by Metrolinx to all property owners to allow ASI to access the properties and to view all exterior elevations of the structure as well as the interiors of the residences and other structures, if applicable. As of 12 May 2021, PTE has not been granted. However, ASI was able to successfully and adequately view the property from the public right-of-way in order to allow for the evaluation of the property against criteria under *Ontario Regulations 9/06* and *10/06*.

Using background information and data collected during the site visits, the properties were evaluated using criteria contained within *Ontario Regulations 9/06* and *10/06* of the *Ontario Heritage Act*. The criteria requires a full understanding, given the resources available, of the history, design and associations of all cultural heritage resources of the properties.

2.3 List of Key Sources and Research Limitations

2.3.1 Key Sources

Background historical research, which includes consulting primary and secondary source documents, photos, and historic mapping, was undertaken to identify early settlement patterns and broad agents or themes of change in the study areas. In addition, archival research was undertaken at the following libraries and archives to build upon information gleaned from other primary and secondary materials:

- Town of Whitby Online Archives Collection (Whitby Public Library, n.d.)
- Archives of Ontario (Archives of Ontario, n.d.)
- Library and Archives Canada (Library and Archives Canada, n.d.)

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

- The Town of Whitby Inventory of Listed Properties (Town of Whitby, 2017a);
- The Town of Whitby Heritage Register (Town of Whitby, 2017b);
- The Whitby Local Architectural Conservation Advisory Committee (LACAC) Heritage Inventory under the “Significant” category (Whitby LACAC, 2016);
- The *Ontario Heritage Act Register* (Ontario Heritage Trust, n.d.b);
- The *Places of Worship Inventory* (Ontario Heritage Trust, n.d.c);
- The inventory of Ontario Heritage Trust easements (Ontario Heritage Trust, n.d.a);
- The Ontario Heritage Trust’s Ontario Heritage Plaque Guide: an online, searchable database of Ontario Heritage Plaques (Ontario Heritage Trust, n.d.d);
- Parks Canada’s *Directory of Federal Heritage Designations*, an on-line database that identifies National Historic Sites, National Historic Events, National Historic People, Heritage Railway Stations, Federal Heritage Buildings, and Heritage Lighthouses (Parks Canada, n.d.b); and
- Parks Canada’s *Historic Places* website, an on-line register that provides information on historic places recognized for their heritage value at all government levels (Parks Canada, n.d.a).



Previous consultant reports associated with potential above-ground cultural heritage resources and archaeological resources within and/or adjacent and/or in the vicinity of the subject properties in the Town of Whitby included the following:

- Durham-Scarborough Bus Rapid Transit Project, Cultural Heritage Report – Existing Conditions and Preliminary Impact Assessment (A.S.I., 2021)
- Heritage Conservation District Plan for Werden’s Plan Neighbourhood, Whitby, Volume One (Goldsmith Borgal & Company Ltd. et al., 2017a)

A full list of references consulted can be found in Section 13.0 of this document.

2.3.2 Research Limitations

Research for this report was conducted in April and May 2021, during the COVID-19 global pandemic. Research limitations resulted from mitigation measures recommended by federal, provincial, and local governments. Of particular impact were the public health measures and restrictions resulting from orders made pursuant to the *Emergency Management and Civil Protection Act* on 12 January 2021 and the declaration of emergency and provincewide Stay-at-Home order issued 8 April 2021. These orders have fully restricted public access to libraries and archives. The inability to retrieve books and documents has limited the number and variety of documents available for review. Furthermore, many of the land abstract records from the Ontario Land Registry Access website were illegible which made tracing ownership difficult for certain properties.

Site access presented a research limitation, as the subject properties were only visible from the publicly accessible Dundas Street right-of-way. Permission to enter the properties was not granted, so only an assessment of the exterior of the structures, their built features, and surrounding areas was conducted.

3.0 HERITAGE RECOGNITIONS

3.1 Municipal

The properties at 944 Dundas Street East and 708 Dundas Street West are not listed as heritage properties or designated under Part IV or V of the *Ontario Heritage Act* by the Town of Whitby. The property at 326 Dundas Street East is found on the Inventory of Listed Properties on the Town of Whitby Heritage Register (Not Designated).

3.2 Provincial

The subject properties at 944 Dundas Street East, 326 Dundas Street East, and 708 Dundas Street West are not subject to heritage recognition at the provincial level for the following reasons:

- The subject properties are not Provincial Heritage Properties; and
- The subject properties have not been commemorated by the Ontario Heritage Trust.



3.3 Federal

The subject properties at 944 Dundas Street East, 326 Dundas Street East, and 708 Dundas Street West are not subject to heritage recognition at the federal level for the following reasons:

- The subject properties do not contain a Federal Heritage Building; and
- The subject properties do not contain a National Historic Site.

4.0 ADJACENT LANDS

The property at 326 Dundas Street East is adjacent to Stafford Monuments at 318 Dundas Street East, which is found on the Municipal Heritage Register Inventory of Listed Properties (Not Designated). The properties at 944 Dundas Street East and 708 Dundas Street West are not adjacent to any protected heritage properties, including those listed by the Town of Whitby or designated under Part IV or Part V of the *Ontario Heritage Act*.

5.0 SUMMARY OF ARCHAEOLOGICAL ASSESSMENTS

The *Stage 1 Archaeological Assessment - Durham-Scarborough Bus Rapid Transit Project (Former Townships of Scarborough, Pickering and Whitby) City of Toronto; City of Pickering; City of Oshawa; and Town of Ajax; Town of Whitby, Ontario – Existing Conditions* (ASI, 2019a) was completed in October 2019. The *Stage 1 Archaeological Assessment Durham-Scarborough Bus Rapid Transit Project Various Lots and Concessions, (Former Townships of Scarborough, Pickering and Whitby) City of Toronto; City of Pickering; Town of Ajax; Town of Whitby; and City of Oshawa, Ontario* (ASI, 2022) was completed in March 2022.

According to the above-noted Stage 1 report (ASI, 2022), the subject properties at 944 Dundas Street East and 708 Dundas Street West were found to require test pit survey. The subject property at 326 Dundas Street East was not reviewed for potential as it was outside the limits of the Project Study Area.¹ These findings are only for the portion of the subject properties which are covered by the Project Study Area and are not an evaluation of the entire property parcel.

More detailed information about archaeological potential in the study area can be found in the above reports.

6.0 SUMMARY OF COMMUNITY ENGAGEMENT

6.1 Relevant Agencies/Stakeholders

As part of the *Durham-Scarborough Bus Rapid Transit Cultural Heritage Report – Existing Conditions and Preliminary Impact Assessment* (ASI, 2021), stakeholder groups were contacted to collect information relating to this project. Heritage staff at the Town of Whitby and relevant agencies were contacted

¹ Note: the project footprint was further refined between 75% and 90% design which resulted in a change to reduce the adverse direct impacts identified to this property.



through email in October and November 2019, to confirm the presence of previously identified cultural heritage resources in the study area, and to inquire if there are any 'in progress' Part IV or Municipal Heritage Register properties in the study area. Heritage staff at the Town of Whitby were also contacted in April 2021 as part of this CHER to request information relating to the subject properties. See Table 1 for a list of organizations contacted and a description of information received.

Table 1: Results of Agency Data Collection

Contact Name/ Position	Organization	Contact Information	Date(s) of Communications	Description of Information Received
Stacey Kursikowski Planner II, Heritage	Town of Whitby	kursikowskis@whitby.ca	October and November 2019; August and September 2020	Provided PDF files regarding heritage properties and information regarding one designated Heritage Conservation District and two potential Heritage Conservation Districts.
Gary Muller Director of Planning	Regional Municipality of Durham	Gary.muller@durham.ca	September 2019	Response confirmed that within Durham Region, heritage recognition is of municipal expertise.
Karla Barboza Team Lead, Heritage	Ministry of Heritage, Sport, Tourism and Culture Industries	Karla.Barboza@ontario.ca	September 2019; 20 and 25 May 2020; and 01 June 2020	Response confirmed that none of the subject properties are provincial heritage properties or adjacent to provincial heritage properties.
Kevin De Mille Heritage Planner	Ontario Heritage Trust	Kevin.DeMille@heritagetrust.on.ca	September 2019	Confirmed that none of the subject properties nor adjacent properties are Trust-owned or subject to OHT conservation easements.
Sarah Ferencz Archivist	Archives at Whitby Public Library	archives@whitbylibrary.ca	April 2021	Provided PDF files regarding the residence at 326 Dundas Street East and information about the Beall family
Edward Belsey Senior Manager, Policy and	Town of Whitby	heritage@whitby.ca	April and May 2021	Provided PDF copies of the Municipal Heritage Register Inventory of Listed Properties (Not Designated), the Municipal Heritage



Heritage Planning				Register Inventory of Part IV Designated Properties, and the Municipal Heritage Register Inventory of Part V Designated Properties (Werden's Plan Neighbourhood Heritage Conservation District).
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6.2 Public Meetings/Public Consultation

This CHER will be made available for public review following the TPAP Notice of Completion in accordance with *Ontario Regulation 231/08*. Consultation with the public regarding the cultural heritage component of the DSBRT project has been undertaken during a series of Public Information Centres (PICs): PIC #2 in November 2019; PIC #3 in September 2020; and PIC #4 in October 2021. Specific design plans pertinent to these properties were presented at PIC #3 and PIC #4.

6.3 Agency Review

The draft CHER was submitted to the Town of Whitby, the Metrolinx Heritage Committee and the MHSTCI for review and comment. Feedback was received in January 2022 and incorporated into the CHER. The Whitby Heritage Advisory Committee will have an opportunity to review and comment during the public review period following the TPAP Notice of Completion, and any feedback received will be considered and incorporated as required.

6.4 Indigenous Nations Engagement

The draft CHER was submitted in January 2022 to the following Indigenous Nations: Alderville First Nation; Beausoleil First Nation; Chippewas of Georgina Island; Chippewas of Rama First Nation; Curve Lake First Nation; Hiawatha First Nation; Huron-Wendat Nation; Kawartha Nishnawbe First Nation; Mississaugas of the Credit First Nation; and Mississaugas of Scugog Island First Nation. Any feedback received has been considered and incorporated into the CHER.

7.0 DISCUSSION OF HISTORICAL OR ASSOCIATIVE VALUE

This section provides a brief summary of historical research. A review of available primary and secondary source material was undertaken to produce a contextual overview of the study area, including a general description of Indigenous land use, and Euro-Canadian settlement.



7.1 Indigenous Peoples and Settlement

Southern Ontario has been occupied by human populations since the retreat of the Laurentide glacier approximately 13,000 years ago, or 11,000 Before the Common Era (B.C.E.) (Ferris, 2013).² During the Paleo period (c. 11,000 B.C.E. to 9,000 B.C.E.), groups tended to be small, nomadic, and non-stratified. The population relied on hunting, fishing, and gathering for sustenance, though their lives went far beyond subsistence strategies to include cultural practices including but not limited to art and astronomy. Fluted points, beaked scrapers, and gravers are among the most important artifacts to have been found at various sites throughout southern Ontario, and particularly along the shorelines of former glacial lakes. Given the low regional population levels at this time, evidence concerning Paleo-Indian period groups is very limited (Ellis & Deller, 1990).

Moving into the Archaic period (c. 9,000 B.C.E. to 1,000 B.C.E.), many of the same roles and responsibilities continued as they had for millennia, with groups generally remaining small, nomadic, and non-hierarchical. The seasons dictated the size of groups (with a general tendency to congregate in the spring/summer and disperse in the fall/winter), as well as their various sustenance activities, including fishing, foraging, trapping, and food storage and preparation. There were extensive trade networks which involved the exchange of both raw materials and finished objects such as polished or ground stone tools, beads, and notched or stemmed projectile points. Furthermore, mortuary ceremonialism was evident, meaning that there were burial practices and traditions associated with a group member's death (Ellis et al., 2009; Ellis & Deller, 1990).

The Woodland period (c. 1,000 B.C.E. to 1650 C.E.) saw several trends and aspects of life remain consistent with previous generations. Among the more notable changes, however, was the introduction of pottery, the establishment of larger occupations and territorial settlements, incipient horticulture, more stratified societies, and more elaborate burials. Later in this period, settlement patterns, foods, and the socio-political system continued to change. A major shift to agriculture occurred in some regions, and the ability to grow vegetables and legumes such as corn, beans, and squash ensured long-term settlement occupation and less dependence upon hunting and fishing. This development contributed to population growth as well as the emergence of permanent villages and special purpose sites supporting those villages. Furthermore, the socio-political system shifted from one which was strongly kinship based to one that involved tribal differentiation as well as political alliances across and between regions (Birch & Williamson, 2013; Dodd et al., 1990; Ellis & Deller, 1990; Williamson, 1990).

The arrival of European trade goods in the sixteenth century, Europeans themselves in the seventeenth century, and increasing settlement efforts in the eighteenth century all significantly impacted traditional ways of life in Southern Ontario. Over time, war, disease and colonization efforts, contributed to death, dispersion, and displacement of many Indigenous peoples across the region. The Euro-Canadian population grew in both numbers and power through the eighteenth and nineteenth centuries. In many areas, Treaties between colonial administrators and First Nations representatives began to be initiated. Additional colonization practices began, such as the establishment of the *Indian Act* (1876), forced relocation to reserve lands and Indian Residential Schools began. These practices caused irreparable harm and devastation to the fabric of Indigenous society, ways of life and cultural practices.

² While many types of information can inform the precontact settlement of Ontario, such as oral traditions and histories, this summary provides information drawn from archaeological research conducted in southern Ontario over the last century.



The Project Study Area is within the Johnson-Butler Purchases and within the traditional territory of the Michi Saagiig and Chippewa Nations, collectively known as the Williams Treaties First Nations, including the Mississaugas of Alderville First Nation, Curve Lake First Nation, Hiawatha First Nation, Mississaugas of Scugog Island First Nation, Beausoleil First Nation, Chippewas of Georgina Island First Nation and the Chippewas of Rama First Nation (Williams Treaties First Nations, 2017).

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

As part of the Johnson-Butler Purchases, the British Crown signed a treaty, sometimes referred to as the “Gunshot Treaty” with the Mississaugas in 1787 covering the north shore of Lake Ontario, beginning at the eastern boundary of the Toronto Purchase (Treaty 13, 1805), and continuing east to the Bay of Quinte, where it meets the Crawford Purchase (1783). It was referred to as the “Gunshot Treaty” because it purportedly covered the land as far back from the lake as a person could hear a gunshot. Compensation for the land apparently included “approximately £2,000 and goods such as muskets, ammunition, tobacco, laced hats and enough red cloth for 12 coats” (Surtees, 1984, pp. 37–45). First discussions about acquiring this land are said to have come about while the land ceded in the Toronto Purchase of 1787 was being surveyed and paid for (Surtees, 1984, pp. 37–45). During this meeting with the Mississaugas, Sir John Johnson and Colonel John Butler proposed the purchase of lands east of the Toronto Purchase (Fullerton & Mississaugas of the Credit First Nation, 2015). However, descriptions of the treaty differ between the British and Mississaugas, including the depth of the boundaries: “Rice Lake and Lake Simcoe, located about 13 miles and 48 miles north of Lake Ontario, respectively, were not mentioned as landmarks in the First Nations’ description of the lands to be ceded. Additionally, original descriptions provided by the Chiefs of Rice Lake indicate a maximum depth of ten miles, versus an average of 15-16 miles in Colonel Butler’s description” (Fullerton & Mississaugas of the Credit First Nation, 2015).

However, records of the acquisition were not clear regarding the extent of lands agreed upon (Surtees, 1984, pp. 37–45). To clarify this, in October and November of 1923, the governments of Canada and Ontario, chaired by A.S. Williams, signed treaties (Williams Treaties 1923) with the Chippewa and Michi Saagiig for three large tracts of land in central Ontario and the northern shore of Lake Ontario, one of the last substantial portions of land in southern Ontario that had not yet been covered by Treaty (Crown-Indigenous Relations and Northern Affairs, 2013).

In 2018 the Government of Canada reached a settlement with the Williams Treaties First Nations, re-establishing Treaty harvesting rights in the Williams Treaties territories of each of the seven nations.

The Project Study Area is also within the active Rouge River Valley Tract Claim, filed in 2015 by MCFN (Fullerton & Mississaugas of the Credit First Nation, 2015). The Rouge River Valley Tract Claim pertains to the southern portion of the Rouge River Valley watershed, east of the eastern limit of Treaty 13, the Toronto Purchase, extending from the source of the Rouge River in the north to the shore of Lake Ontario in the South. The 1788 Gunshot Treaty included the land encompassed by the Rouge River Valley Tract, however this treaty is considered invalid by the Mississaugas of the Credit First Nation due to an absence of sufficient supporting documentation (Fullerton & Mississaugas of the Credit First Nation, 2015).



The land at the mouth of the Rouge River was included in a list of un-surrendered lands submitted to the Crown by Mississaugas of the Credit Chiefs Joseph Sawyer and Peter Jones in 1847. In 1894 a delegation was sent to Ottawa to further pursue these claims, but matter of the land east of the Toronto Purchase remained unresolved (Fullerton & Mississaugas of the Credit First Nation, 2015).

Although the Rouge River Valley Tract was included in the Williams Treaty of 1923, the Mississaugas of the Credit were not signatories to the Williams Treaty and claim unextinguished title to their traditional territories within the southern part of the Rouge River Valley (Fullerton & Mississaugas of the Credit First Nation, 2015; Mississaugas of the Credit First Nation, 2018).

Additional oral history from CLFN and HWN is included in Appendix A.

7.2 Euro-Canadian Settlement History

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

Historically, each of the three properties were located in the Township of Whitby in Ontario County, later Durham County and now the Region of Durham. Each one was located on Dundas Street, an early and important transportation route connecting much of southern Ontario. 944 Dundas Street East was on Lot 24, Concession II just east of the village and later town of Whitby; 326 Dundas Street East was on Lot 108, Perry's Plan (H-50029), East of Brock Street, Concession II just east of the village and later town of Whitby; and 708 Dundas Street West was on Lot 29, Concession II just west of the village and later town of Whitby.

7.2.1 Township of Whitby

Whitby Township, when first laid out in the 1790s, was designated Township 9 although the name was changed shortly thereafter to Norwich. The first survey of this township was made in 1791 and the first settler arrived in 1794 (Armstrong, 1985). The first Euro-Canadian settler was said to have been Benjamin Wilson, a Loyalist from Vermont, who settled along the lakeshore east of Oshawa (Farewell, 1907). Whitby was quickly settled by a mixture of Loyalists, disbanded troops, and emigrants from the United States, the United Kingdom, and Ireland. Two major settlements, Whitby and Oshawa, were soon established in the southern half of the township. These communities were advantageously located where watersheds (such as that of Lynde Creek) were crossed by the Kingston Road. Whitby further benefited from its harbour and from the construction of the Grand Trunk Railway in the 1850s.

In 1852, Whitby Township became part of Ontario County. The township was divided in 1857, with the western portion remaining as Whitby Township and the eastern portion extending from a line between



Whitby and Oshawa north to Durham County becoming the township of East Whitby (Hood, 1978). Throughout the next century, development occurred slowly, and the area remained in a large part agricultural. On January 1, 1968 the Township was made into a Town, and on January 1, 1974, the Town of Whitby became part of the Regional Municipality of Durham (Mika & Mika, 1983).

7.2.2 Town of Whitby

This town was established on part of Lots 24 to 29 in the Broken Front, and part of Lots 22 to 31 in Concessions 1 and 2 of Whitby Township. A post office was opened here as early as 1823. The first settlers were Jabez Lynde and Samuel Cochrane in 1804. In 1835, the community was known as Hamer's Corners, named after merchant John Hamer. The harbour was utilized and improved during the 1830s, at which time it was known as Windsor Bay or Windsor Harbour. During the 1840s and 1850s, the north part of the community was known as Perry's Corners, named in honour of a leading citizen, Peter Perry. Due to confusion with the town of Windsor in the Western District of the province, the name of this town was officially changed to Whitby, which was a seaside resort in Yorkshire. Whitby achieved town status in 1855 and became the seat for Ontario County in 1852. The town grew somewhat following the construction of the Grand Trunk Railway in 1856. The town is also known as the site for an institute for the mentally ill which was opened here in 1913 (MacKay, 1851; Mika & Mika, 1983; Smith, 1851).

7.3 Dundas Street

Dundas Street in Whitby is part of a long transportation corridor that goes by different names depending on one's location, including Kingston Road, Danforth Road, Highway 2, Dundas Street, King Street, and Bond Street. Its origins began in 1798 when the government at the time hired Asa Danforth to construct a road from York (Toronto) to Kingston. This important transportation corridor was intended to provide an overland military route between Lake Ontario, Lake Saint Clair, and Lake Huron. The road was intended to serve a dual purpose – to support settlement in Upper Canada and to deter expansionist American interests. Work on the road commenced in 1793, but the rocky and heavily treed landscape made progress slow and the route was still barely passable when Simcoe returned to England in 1796 (Byers & McBurney, 1982). Eventually, however, Dundas Street served the purpose of supporting settlement in southern Ontario once the colonial government purchased new lands adjacent to it.

In 1799 a portion of the route from Toronto to Port Hope was completed. The original road was no more than a muddy horse path before it was macadamized – meaning compacted crushed stone and gravel was laid down – in the mid-1800s. The final route between Windsor and the Quebec border was 837 kilometres long. Highway 2 was part of the first 73.5 kilometre stretch to be maintained by the provincial Department of Highways in 1917 and remained an important east-west route for the movement of goods and people between Toronto and Quebec until it was eclipsed by the construction of Highway 401 (Ontario Ministry of Transportation and Communications, 1984). The route was no longer deemed a provincial highway in 1998.

The two images below (Figure 2 and Figure 3) show Dundas Street in Whitby in 1919 and c. 1961. The former shows the urban context of the downtown core, but with agricultural fields and trees to the west, where 708 Dundas Street West is located (though not visible). 944 and 326 Dundas Street East are



outside the image limits. The latter shows the increasing suburban residential development context around Dundas Street in Whitby.

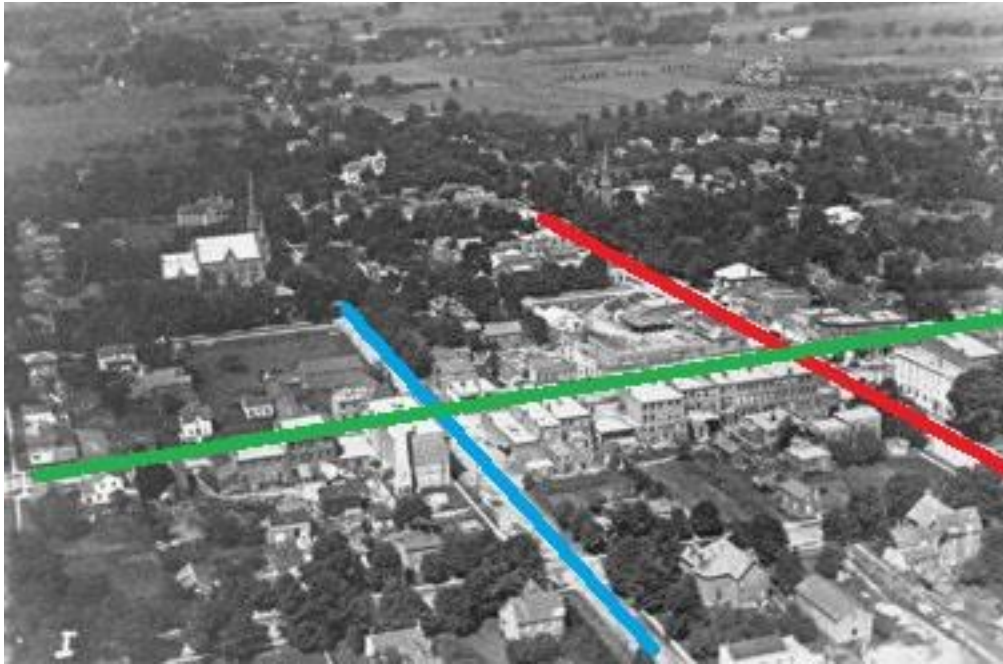


Figure 2: Aerial view of Whitby, looking west, in 1919, with overlays of Dundas Street in red, Brock Street in Green, and Colborne Street in blue (Emphasis added by ASI) (Whitby Public Library, n.d.)



Figure 3: Aerial view of Dundas Street through Whitby, looking east from Euclid Street, c. 1961 (Whitby Public Library, n.d.)

7.4 Historical Chronology and Setting

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

The 1860 *Tremaine's Map of the County of Ontario* (Tremaine, 1860) and the 1877 *Illustrated Historical Atlas of the County of Ontario* (Miles & Co., 1877) were reviewed to determine the historical setting of the subject properties in the nineteenth century (Figure 5 and Figure 6). It should be noted, however, that not all features of interest were mapped systematically in the Ontario series of historical atlases, given that they were financed by subscription, and subscribers were given preference regarding the level of detail provided on the maps. Moreover, not every feature of interest would have been within the scope of the atlases.

Furthermore, maps and aerial photographs from 1930 (Figure 7), 1954 (Figure 8), 1976 (Figure 9), and 2021 (Figure 10) were reviewed to determine the historical setting of the subject property in the twentieth and twenty-first century. These do not represent the full range of maps consulted for the purpose of this study but were judged to cover the full range of land uses that occurred in the area during this period.

7.4.1 944 Dundas Street East

The crown patent for the 100 acres on the south half of Lot 24, Concession 2 in Whitby Township went to King's College in 1825. Henry H. Betts then purchased 52 acres in 1839 (OLRA, n.d.b).³ His name continued to be found on the Tremaine Map of 1860. This map shows that the subject property was in an agricultural context east of the Town of Whitby and west of a small crossroads settlement. An unnamed creek – now known as Pringle Creek – is visible west of the property. Dundas Street is depicted in its present east-west alignment, as is Garden Street, with a north-south alignment, which forms the eastern border of the Town of Whitby (Figure 5).

The 1877 Illustrated Historical Atlas continues to depict the subject property along Dundas Street east of the town core and east of Pringle Creek. No streets or houses are depicted, but there may have been residential development of some kind by this time. The former property owner, Henry Betts, had likely sold, and the subject property appears to be on land owned by William Betts (Figure 6). According to the Whitby LACAC, the subject house was constructed c. 1890, though ownership details at the time of construction remain unknown at the time of this report (Whitby LACAC, 2016).

By 1918, William A. Broughton, a farmer living on the south side of Dundas Street East, purchased land on the north side of the road (OLRA, n.d.b). In 1921, the Broughtons were still living on Dundas Street and William and his son Charles E. Broughton were listed as farmers (Library and Archives Canada, 1921). In 1923, Charles, a World War I veteran, married Catherine Estella Mortimer Oke. The following year, William granted his son and daughter-in-law the property on the north side of Dundas Street East, but it remains unclear if they occupied the subject house or a house that has since been demolished (OLRA, n.d.b).

The 1930 topographic map shows the subject property still on the eastern margins of the town of Whitby, but there has been significant development of the built form in its vicinity (Figure 7). The subject house appears to be extant, with neighbouring houses to the east and west. Many more structures now line Dundas Street East, which is now a paved road. A railway owned by the Canadian Pacific Railway (CPR) runs along a northwest-southeast axis immediately north and east of the subject property. Agricultural fields are found south of the subject property.

The 1940 Voters List shows Charles Broughton and his wife living at 900 Dundas Street East. There is no entry for a house at 944 Dundas Street East, though it is possible that Broughton owned it as well and it was perhaps unoccupied (Library and Archives Canada, 1940). In 1948, Charles Broughton sold part of his property to Peter James Methereel (OLRA, n.d.b). The Voters Lists from 1949, 1957, and 1962 all identify Peter Methereel and his wife Alma Methereel as the occupants of 944 Dundas Street East (Library and Archives Canada, 1949, 1957, 1962). Peter Methereel was for a time an employee at General Motors.

The 1954 aerial photograph shows the subject property in a similar context as the 1930 topographic map described above (Figure 8). Agricultural fields are more prominently defined to the north and south than in previous mapping, and there appears to be greater tree coverage immediately west of the subject property, near Pringle Creek.

³ The pages from the Abstract/Parcel Register book for the subject lot and concession are illegible or remain unclear between the 1830s and 1948.



By 1972, the Voters List identifies Charles Broughton and his wife living at 900 Dundas Street East and G. Edward Broughton and his wife living at 946 Dundas Street East. Gary and Shirley Ross are listed as the occupants of 944 Dundas Street East (Government of Canada, 1972). However, there is no evidence of a sale in the Abstract/Parcel Register book, so it is possible that the Metherels still owned the property, and were renting it out.

The 1976 NTS map shows that suburban residential development has continued near the subject property (Figure 9). To the south, for instance, agricultural fields have been replaced by a residential subdivision, and to the west, two long narrow low-rise apartment buildings have been erected. A large trailer park and open space is found to the east. Whitby itself has grown larger, though large tracts of agricultural land and forested areas continue to be found.

In the late 1990s and early 2000s, the Whitby telephone book still listed Gary Ross as the occupant of 944 Dundas Street East (Canadian Phone and Address Directories, 1995-2002, n.d.). By 2021, the aerial photograph/satellite imagery shows significant development to the east, with a townhouse complex and commercial area now located on the site of the former trailer park. The railway continues to be a visible and defining presence in the area (Figure 10). The subject property is now owned by Keith Vincent Edmunds, though it is unknown when he took possession.

7.4.2 326 Dundas Street East

326 Dundas Street East is located on Lot 108, Perry's Plan (H-50029), a property which came into effect when Robert E. Perry (1825-1894), the son of Whitby's founder Peter Perry, organized a plan on Concession II, Lot 25, in 1858. This was a period of growth in the Town of Whitby, as the 1860 map shows the development of a gridded plan of roads and development around the core of Brock and Dundas Streets. The subject property, though, is found in the only undeveloped block along the north side of Dundas Street within the town core (Figure 5). In 1866, Perry sold the lot to Thomas Deverell, though it was not registered until 1870 (OLRA, n.d.-a). Deverell was a contractor in Whitby, and "likely kept the land for speculation purposes" until he sold the lot to George Ayers, a blacksmith, in 1876 (Whitby Public Library, n.d.). Deverell continued to hold the mortgage (OLRA, n.d.-a). The 1877 Illustrated Historical Atlas shows the subject property within an urban setting, with the Port Whitby and Port Perry Railway running north-south to the east (Figure 6). This railway was chartered in 1868 and completed in the early 1870s (Toronto Railway Historical Association, 2020). A station was erected immediately south of the subject property in 1870 on Hickory Street, perhaps contributing to further residential and/or commercial development in the area.

According to a report about the history of the subject house produced by the Whitby Public Library Archives, George Ayers probably took out the mortgage to erect the house, though no definitive proof can be found. As such, the house's construction date likely dates between 1876 and 1885 and the "original building was probably clapboard, possibly covered later with stucco. The brickwork on the house dates from the 1920s" (Whitby Public Library Archives, n.d.). If Ayers was the one to build the house, he only lived there for a short time, as his mortgage was never completely paid, and the house returned to Deverell's ownership.

Deverell sold the property to Jane Montgomery in 1885 (OLRA, n.d.-a; Whitby Public Library Archives, n.d.). Prior to their arrival in Whitby in 1885, the family lived in Salem (Kinsale), in Pickering Township.



As such, they named the house “Salem Lodge” and the moniker that stuck until at least the 1940s. Jane and her husband Joseph lived in the house even after they sold it to their son John Montgomery in 1901. John died in 1903, and a sister, Margaret Montgomery (1857-1931), moved in to care for her aging parents: Jane who died in 1905, and Joseph who died in 1911. Margaret (Figure 4) was a star student at the Ontario Ladies’ College in Whitby in the 1890s, with a particular affinity for art, some of which was displayed at the Columbian Exhibition (World’s Fair) in Chicago in 1893. She later taught at the college until her marriage. She was also a Sunday School teacher at the Methodist church (later the Whitby United Church Tabernacle) and was the founder of the Women’s Christian Temperance Union (WCTU) branch in Whitby (Whitby Public Library Archives, n.d.).



Figure 4: Margaret Montgomery Beall, c. 1925 (Whitby Public Library, n.d.)

Margaret Montgomery married Arthur Wellesley Beall in 1908, and he moved into the house soon thereafter. Beall was born in the community of Columbus, north of Oshawa, in 1860. The son of the clerk of the township of East Whitby, he received his education in Port Perry and Whitby before attending the Ottawa Normal School in 1879, after which he became a teacher. Later, he studied languages at Queen’s University in Kingston. He moved to Japan and China in the late 1880s and stayed for several years, where he was both a missionary and a professor of English at the Imperial University and Dosisha University. Upon his return to Canada, he travelled extensively as a lecturer. Between 1905 and 1911, he was the Ontario WCTU’s Purity Agent (Cook, 1997). Later, he was the official lecturer on sex education, as well as social purity, eugenics, and personal hygiene for the provincial Department of Education (Cook, 1997; The Gazette and Chronicle, 1917; Toronto Daily Star, 1931; Whitby Public Library Archives, n.d.).

By 1930, the subject property was found in the core of Whitby, with a hotel, post office, school, and the Ladies College all located close by. The railway continues to be shown adjacent to the subject house, running north-south along Hickory Street (Figure 7). Upon Margaret’s death in 1931, Arthur continued to live in the house, though only until c. 1935 when he moved to Listowel where he died in 1939 (Whitby Public Library Archives, n.d.).

In 1935, Arthur Beall released his claim on the property to his sister-in-law Alice Maud Montgomery, though it was not registered til 1940 (OLRA, n.d.-a; Whitby Public Library Archives, n.d.). She lived there for only a short time, because in 1945, the executors of her estate sold the house to Norval Gordon Fleming (1904-1988). Fleming worked at General Motors in Oshawa and was an active member of his Baptist Church, serving as Sunday School teacher for over 30 years. He and his wife Vivian, who married in 1927, continued to live in the subject house until his death in 1988 and her death in 1991, respectively (Whitby Public Library Archives, n.d.). During their nearly 50 years of ownership, the house remained in an urban context, visible in both the 1954 aerial photograph and 1976 topographic map (Figure 8 and Figure 9).

In 1993, the house was transferred to Robert Whittington, David Franklin, and Helen Brooks, each with 1/3 interest (OLRA, n.d.-a). Soon thereafter, it became a lawyer's office, and has remained a commercial space, now occupied by Annex Financial, Manulife Securities, and KFB Financial Services Inc. and located along a largely commercial strip along Dundas Street East (Figure 10).

7.4.3 708 Dundas Street West

The Crown Patent for the south half of Lot 29 in Concession 2 was granted to William Willcocks Sr in 1798. Between 1800 and 1804, it appears that John Grant and/or Robert Hamilton held mortgages for Willcocks, indicating that a residence may have been erected. Willcocks died around 1815, and he left the property to William W. Baldwin, who quickly sold the property to Enoch Cronk who probably lived on the lot til his death in 1839. Thereafter, in 1841, the land was partitioned by Joseph and Abraham Cronk, possibly his sons or brothers, with Abraham securing 80 acres on the southern half (OLRA, n.d.b).

Some distinct lots were sold, likely along Dundas Street, in the 1840s, and the subject house was possibly built c. 1850 (Whitby LACAC, 2016). About four acres of this lot and concession came under the ownership of Thomas Bennett in the 1840s (OLRA, n.d.b). However, he likely secured more over the following decade, as the 1860 map shows the "Estate of Late Thos. Bennett" as being extensive (Figure 5).

The 1877 Illustrated Historical Atlas shows the majority of Lot 29 Concession 2 as being The Adams Estate. However, several individual lots line the entire southern portion of Lot 29 along Dundas Street, likely indicating that there was at least some residential development, though not to the same degree as the town core to the east, with its gridded street pattern (Figure 6). At some point in the late nineteenth century or early twentieth century, the subject property came into the possession of Elizabeth Ann Davey. In 1919, Davey arranged an agreement to sell one acre to Albert and Ernest Harlow (OLRA, n.d.b).

Albert and Ernest were brothers, two sons of Richard and Emma Harlow. They moved in soon thereafter, because the 1921 census shows that Richard and Emma Harlow were living on Dundas Street in Whitby with four children. The family emigrated to Canada from England in 1904. Richard was a blacksmith and Ernest, 25 years old and single, was listed as a machinist (Library and Archives Canada, 1921). The final agreement between Davey and the Harlows seems to have been finalized in 1922 (OLRA, n.d.b).



In 1922, Emma Harlow died at the age of 61 (Find A Grave, 2009a). That same year, her son Ernest married Aldis Mary Askew and at the time of his marriage he was listed as living in Oshawa (Province of Ontario, 1922). It is most likely, then, that Richard and at least some of his children continued to live in the subject house. Aldis also died in 1922, the same year as her marriage, and Ernest was once again single (Find A Grave, 2020). He married Della Tinney in 1928 (Province of Ontario, 1928). At the time, he was living at 167 Burke Street in Oshawa.

The 1930 topographic map shows the subject house, extant with only a few neighbouring houses in the vicinity (Figure 7). To the east at the northwest corner of Dundas Street West and Cochrane Street, the neighbour's house was known as the David E. Carruthers House and later the Ormiston House until it was demolished in 1971 when the intersection of Cochrane and Dundas was realligned (Archives at Whitby Public Library, n.d.a, n.d.b). Ernest and Della Harlow moved back into the subject house between 1928 and 1935, because in 1935, the Voters List identifies the house occupants as Albert Harlow (labourer), Victor Harlow (labourer), Miss Elsie Harlow (spinster), Ernest Harlow (confectioner), and Mrs. Ernest (Della) Harlow (Government of Canada, 1935).

In 1945, the Voters List shows that 708 Dundas Street West was occupied by Ernest Harlow (listed as a mechanic), his wife Della, and Victor Harlow (listed as a labourer) (Library and Archives Canada, 1945). The 1963 Voters List continues to show the subject house being occupied by Ernest Harlow (listed as a cafeteria worker), his wife Della, Victor (listed as unemployed), and a man named Donald McFarlane (listed as a labourer) (Library and Archives Canada, 1963). In 1974, the house continued to be the home of Ernest and Della Harlow, Victor Harlow, and now Jane Welch, all of whom appear on the voters list for Oshawa-Whitby (Government of Canada, 1974).

The 1954 aerial shows the subject house west of the gridded street pattern of Whitby. The context is largely agricultural to the north and south, though a number of trees are visible around the northwest corner of the intersection of Dundas Street West and Cochrane Street and a few houses are visible to the west along Dundas and to the north along Cochrane Street. The large building on the northeast corner of Dundas Street West and Cochrane Street was called Fairview Lodge, a home for seniors which opened in 1951 (Figure 8). The area around the subject property changed dramatically by 1976. As visible in the topographic map (Figure 9), several new houses had been erected to the west, though set further back from Dundas Street than the subject house. A church and school were built to the north of the property, and the area had become increasingly residential in all directions surrounding the house.

In 1978, Ernest Walter Harlow died, and the estate left the house to his wife Della (OLRA, n.d.b). She continued to live in the subject house until her death in 1986. Both she and Ernest are buried at the Oshawa Union Cemetery (Find A Grave, 2009b). Frank and Danica Stotl purchased the house in 1986, and have owned it ever since (OLRA, n.d.b).



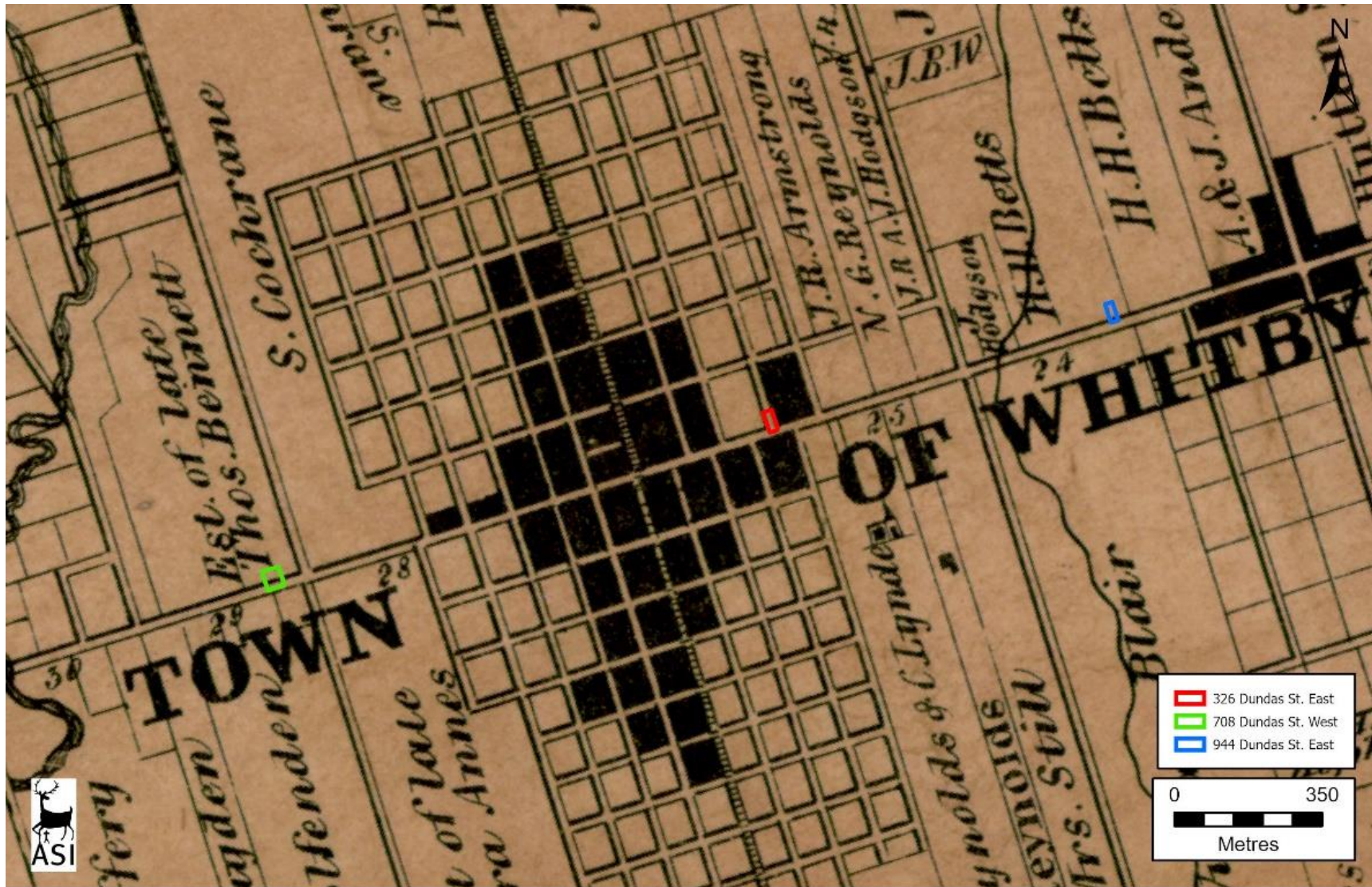




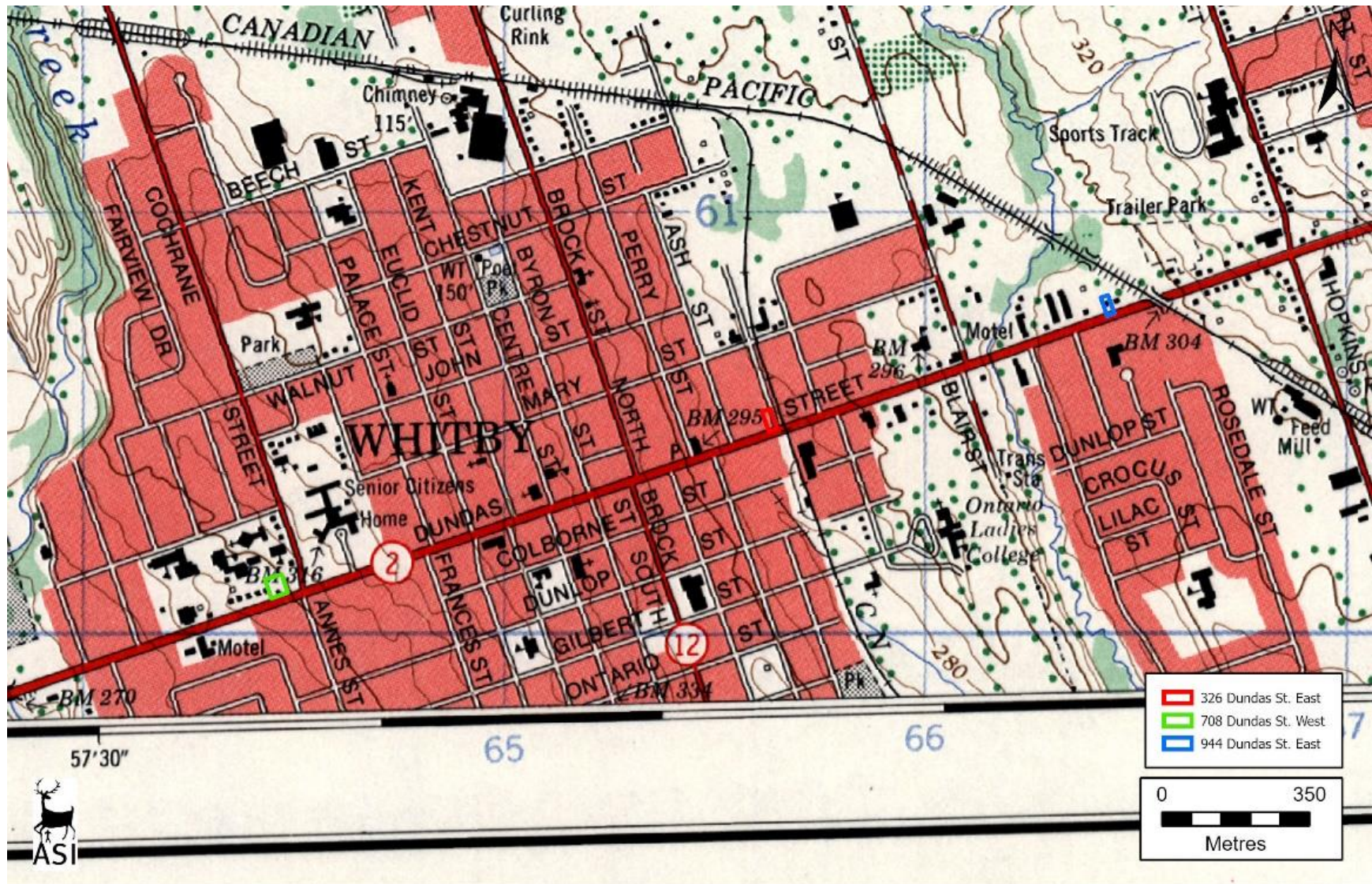
Figure 6: The location of subject properties overlaid on the 1877 Illustrated Historical Atlas of Ontario County
Source: Illustrated Historical Atlas of Ontario County (Miles & Co., 1877)



Figure 7: The location of the subject properties overlaid on the 1930 topographical map, Oshawa Sheet
Source: (Department of National Defence, 1930)



Figure 8: The location of the subject properties overlaid on a 1954 aerial photograph
Source: (Hunting Survey Corporation Limited, 1954)



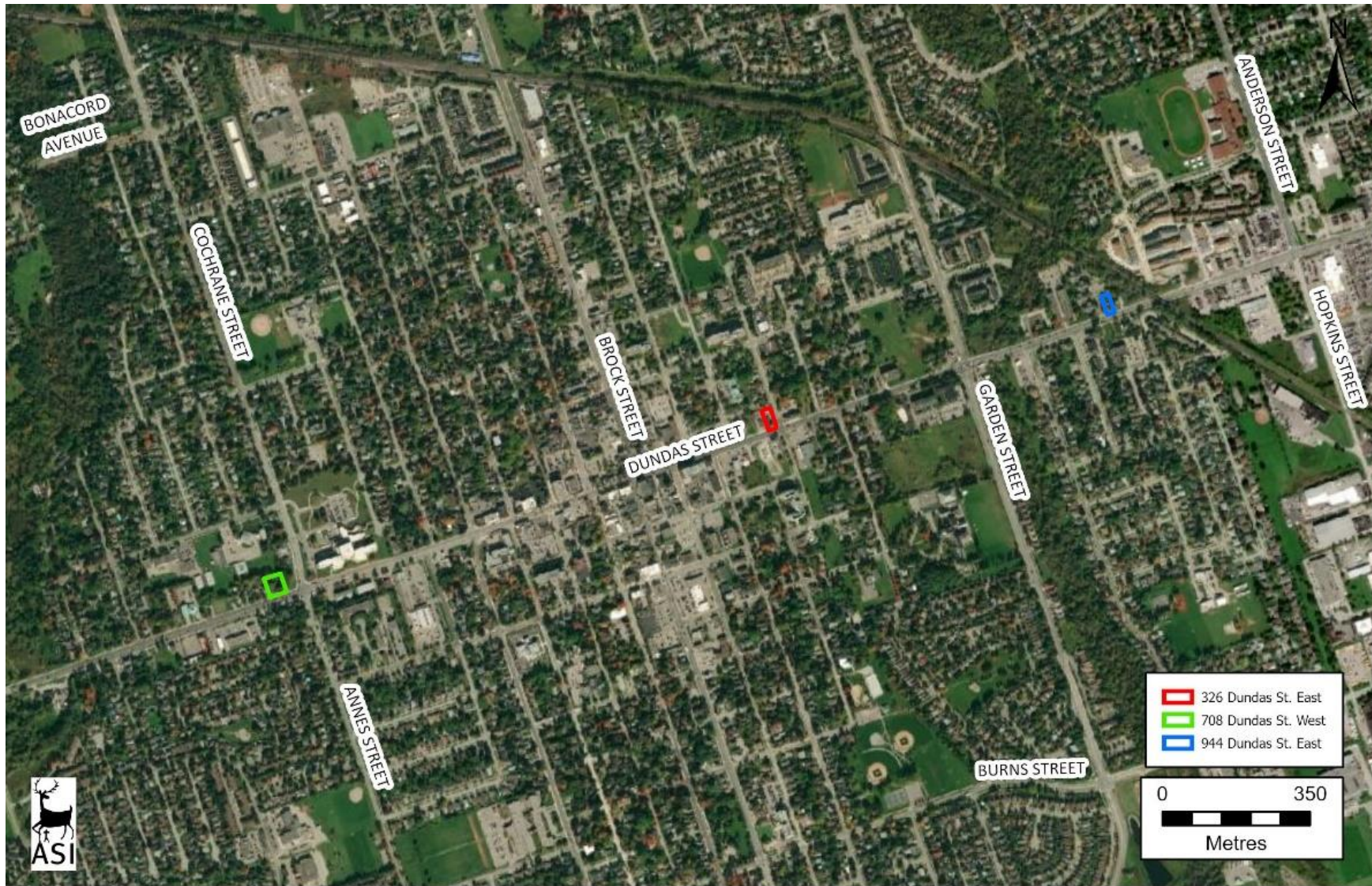


Figure 10: The location of the subject properties overlaid on a 2021 aerial image
Source: Satellite Imagery, 2021

8.0 DISCUSSION OF PHYSICAL AND DESIGN VALUE

8.1 944 Dundas Street East

8.1.1 *Physical Characteristics*

The subject property at 944 Dundas Street East in the Town of Whitby is on the north side of Dundas Street East, an early transportation route. The property is approximately 365 metres east of Garden Street and 105 metres west of the CP rail corridor. The property features a one-and-a-half storey Ontario Gothic residence with a central gable dormer and side gable roof. The front entrance is flanked by symmetrical windows, though these appear to be modern. The house has a fieldstone foundation, and it was originally clad in brick, as visible in Google Maps imagery from 2009 and 2011 as well as images from old real estate websites (HouseSigma, n.d.a, n.d.b). However, it has been significantly altered, since it is now clad in board and batten siding. There is a one-storey addition on the rear (north) side and a garage at the end of the driveway. Several mature trees obfuscate a direct view of the house from the street.

Photographic plates (Plate 1 to Plate 5) are provided in Section 8.1.2. No original structural drawings with information regarding the architect or builder responsible for the design of the structure were available at the time of report submission.

8.1.2 *Existing Conditions Photographs*



Plate 1: 944 Dundas Street East, looking north (ASI 2021).



Plate 2: 944 Dundas Street East, looking northeast (ASI 2021).



Plate 3: West elevation of 944 Dundas Street East, looking east (ASI 2021).



Plate 4: East elevation of 944 Dundas Street East, looking northwest (ASI 2021).



Plate 5: 944 Dundas Street East, looking southeast (ASI 2021).

8.2 326 Dundas Street East

8.2.1 *Physical Characteristics*

The property at 326 Dundas Street East in the Town of Whitby is on the northwest corner of Dundas Street East and Hickory Street. The property features a one-and-a-half storey former residence built in the Gothic Revival style with a rectangular footprint and a single-storey rear addition. Known as the Montgomery House, Salem Lodge, and the Arthur Beall House, the residence was constructed c. 1876 but has been converted for commercial uses. It is now occupied by Annex Financial, Manulife Securities, and KFB Financial Services Inc. The building is clad in brown brick and has a steeply pitched roof with three gable dormers on the front façade, each with a window. The front façade is symmetrical with three bays and segmental-arched windows on each level and the side elevations are symmetrical with two-over-two sash segmental-arched windows on each level. The central front portico porch is covered with brick columns and provides access to the former main entrance: a double entry door with transom. The rear addition now provides the main entrance into the building.

Photographic plates (Plate 6 to Plate 11) are provided in Section 8.2.2. No original structural drawings with information regarding the architect or builder responsible for the design of the structure were available at the time of report submission.

8.2.2 *Existing Conditions Photographs*



Plate 6: South elevation of 326 Dundas Street East, looking north (ASI 2021).



Plate 7: Detail of three dormers and windows at 326 Dundas Street East, looking north (ASI 2021).



Plate 8: Detail of portico porch and front entrance at 326 Dundas Street East, looking north (ASI 2021).



Plate 9: East elevation of 326 Dundas Street East, looking west (ASI 2021).



Plate 10: West elevation of 326 Dundas Street East, looking east (ASI 2021).



Plate 11: North elevation of 326 Dundas Street East, looking south (ASI 2021).

8.3 708 Dundas Street West

8.3.1 *Physical Characteristics*

The property at 708 Dundas Street West in the Town of Whitby is on the north side of Dundas Street West and is set close to the road. The property is approximately 60 metres west of Cochrane Street. The property features a one-and-a-half storey frame residence with rear shed and mature trees throughout the parcel. The residence is a vernacular cottage clad with vinyl siding and features a side gable roof, symmetrical primary elevation with centre hall plan, and brick chimney on the north elevation. The foundation is not visible and its construction material is unknown at the time of report submission.

Photographic plates (Plate 12 to Plate 16) are provided in Section 8.3.2. No original structural drawings with information regarding the architect or builder responsible for the design of the structure were available at the time of report submission.

8.3.2 Existing Conditions Photographs



Plate 12: South elevation of 708 Dundas Street West, looking north (ASI 2021).



Plate 13: West elevation of 708 Dundas Street West, looking east (ASI 2021).



Plate 14: East elevation of 708 Dundas Street West, looking northwest (ASI 2021).

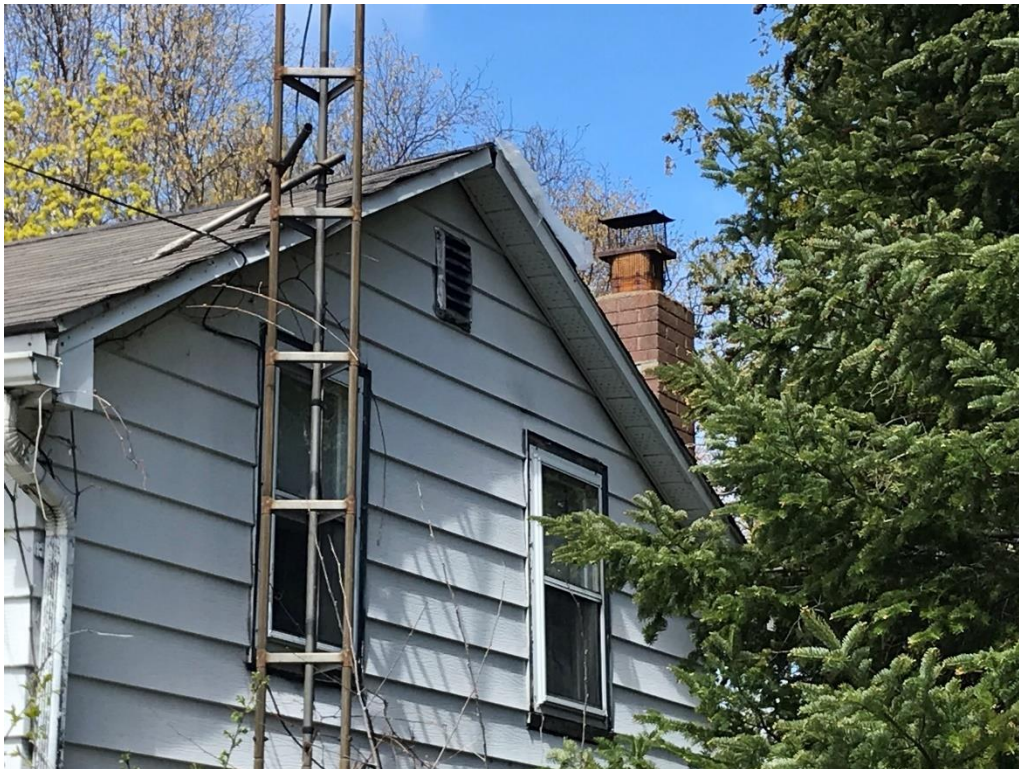


Plate 15: Detail of second floor windows, antenna tower, and chimney on east elevation of 708 Dundas Street West, looking northwest (ASI 2021).



Plate 16: Trees and vegetation on empty lot east of 708 Dundas Street West, looking west (ASI 2021).

9.0 DISCUSSION OF CONTEXTUAL VALUE

9.1 944 Dundas Street East

9.1.1 *Setting and Character of the Property and Surroundings*

The subject property at 944 Dundas Street East in the Town of Whitby is located on the north side of Dundas Street. The property has several mature trees in the front yard as well as along the back yard border with the neighbouring property at 946 Dundas Street East. There are two large shrubs on either side of the main entrance beneath the front windows. The driveway runs in a straight path from the street all the way along the west side of the residence to a garage in the northwest corner of the property. A chainlink fence (with additional shrubbery lining the fence beginning approximately 20 metres up the driveway) separates the western and northern property border from the neighbouring apartment complex property to the west and north and a wood fence separates the eastern property border from the residence to the east.

The Dundas Street corridor is an east-west oriented roadway with primarily commercial and residential uses in the vicinity of the subject property. Dundas Street East carries two lanes of vehicular traffic in each direction and it is a public transit route, with a westbound transit stop and bus shelter located approximately 85 metres west of the subject property. The property is approximately 365 metres east of Garden Street and 105 metres west of the CP rail corridor. The property is surrounded by a residential

home to the east, apartment complexes and parking lots to the west, and residential and open spaces across the road on the south side of Dundas Street. The CP rail corridor, including a bridge crossing over Dundas Street, runs in a northwest to southeast orientation to the north and east of the subject property, and it is lined with dense trees.

9.1.2 Context Photographs



Plate 17: Looking east towards subject property and Dundas Street East underpass below CPR bridge (ASI 2021).



Plate 18: Looking west from intersection of Craydon Road and Dundas Street East, east of the subject property (ASI 2021).

9.1.3 Community Landmark

The subject property at 944 Dundas Street East is not considered to be a landmark within the local context. It is not known to be a landmark to the community at large, nor to motorists or pedestrians on Dundas Street.

9.2 326 Dundas Street East

9.2.1 Setting and Character of the Property and Surroundings

The subject property at 326 Dundas Street East in the Town of Whitby is located on the northwest corner of Dundas Street East and Hickory Street. The former residence is surrounded on the east and south sides by small shrubs and landscaped gardens and by rock gardens on the west and north sides. Several mature trees are located on the western property boundary, though the majority of the boundary line consists of a wooden fence. The majority of the northern portion of the property is a parking lot for those using the subject structure's businesses, with the entrance/exit located on Hickory Street.

The Dundas Street corridor is an east-west oriented roadway with primarily commercial uses located along the roadway to the west of the subject property and a mix of commercial and residential uses to the east of the subject property. Dundas Street East carries two lanes of vehicular traffic in each direction and it is a public transit route, with a westbound transit stop and bus shelter located

approximately 85 metres east of the subject property and an eastbound transit stop across the street from the subject property. Hickory Street is a north-south oriented roadway with primarily residential uses to the north of the subject property. There are northbound and southbound bicycle lanes along the roadway. The subject property is surrounded by a low-rise residential apartment building to the north, Stafford Monuments Limited to the west, and two-storey brick commercial buildings and adjacent parking lots to the south and east.

9.2.2 Context Photographs



Plate 19: Looking east from intersection of Hickory Street and Dundas Street East (ASI 2021).



Plate 20: Looking west past subject property (right) from intersection of Hickory Street and Dundas Street East (ASI 2021).

9.2.3 Community Landmark

The subject property at 326 Dundas Street East is not considered to be a landmark within the local context. While it has been extant on the corner for approximately 140 years, it is not known to be a landmark to the community at large, nor to motorists or pedestrians on Dundas Street.

9.3 708 Dundas Street West

9.3.1 Setting and Character of the Property and Surroundings

The subject property at 708 Dundas Street West in the Town of Whitby is on the north side of Dundas Street West, approximately 60 metres west of Cochrane Street. The property has several mature trees in the back yard as well as along the east and west property borders. There are unkept shrubs and plants on either side of the main entrance beneath the front windows. The gravel driveway runs in a straight path from the street all the way along the west side of the residence to a garage in the northwest corner of the property.

The Dundas Street corridor is an east-west oriented roadway with primarily residential uses located along the roadway in the immediate vicinity of the subject property, though with a mix of commercial, residential, and institutional uses to the east and west. Dundas Street West carries two lanes of vehicular traffic in each direction and it is a public transit route, with a westbound transit stop and bus

shelter located approximately 110 metres east of the subject property. The property is surrounded by residences to the west and south, dense trees and an open lot to the east at the northwest corner of Cochrane Street and Dundas Street West, and open green space associated with St. John the Evangelist Catholic Church to the north.

9.3.2 Context Photographs



Plate 21: Looking west along Dundas Street West from the subject property (ASI 2021).



Plate 22: Looking east toward intersection of Cochrane Street and Dundas Street West from subject property (ASI 2021).

9.3.3 Community Landmark

The subject property at 708 Dundas Street West is not considered to be a landmark within the local context. It is not known to be a landmark to the community at large, nor to motorists or pedestrians on Dundas Street.

10.0 COMPARATIVE ANALYSIS

Properties designated under Part IV and Part V of the *Ontario Heritage Act*, those deemed significant on the Whitby LACAC Heritage Inventory, and those identified during desktop research were all reviewed to identify comparable buildings for the purposes of establishing a comparative context for evaluating the subject properties. Comparisons were selected either to compare architectural style or building typology and situate the subject properties in relation to the local context.

10.1 944 Dundas Street East

The subject property, built c. 1890, features a one-and-a-half storey Ontario Gothic residence with a central gable dormer and side gable roof. The front entrance is flanked by symmetrical windows. The house was originally made of brick but has recently been clad in board-and-batten. There is a one-storey

addition on the rear (north) side resulting in a T-shaped plan. It was deemed significant by the Whitby LACAC in 2016.

The Town of Whitby contains several nineteenth-century Ontario Gothic residences. Among the chief characteristics constituting the Ontario Gothic style are their one-and-a-half storey massing, a window in the gothic gable dormer above the main entrance door, pointed arch windows, rectangular plan, and a symmetrical façade. Three have been selected for comparative purposes.

220 Centre Street North

Built c. 1850-1860, this one-and-a-half storey Ontario Gothic residence is located on Centre Street North. It features a central gable, a front entrance with porch and it is flanked by symmetrical windows. The house is clad with original red brick and contains decorative yellow-brick quoin work on the corners and matching yellow-brick lintels around the windows. There is decorative trim on the front gable and rear porch. Built originally in a rectangular plan, the addition constructed in the rear resulted in a T-shaped plan. This house was deemed significant by the Whitby LACAC in 2016 and is identified on the Inventory of Listed Properties (Not Designated) by the Town of Whitby.



Plate 23: 220 Centre Street North (Google Maps)

305 Centre Street North

Built in 1883, this one-and-a-half storey Ontario Gothic residence is located on Centre Street North. Known as the Edgar B. Clearwater House, it features a central gable, and a front entrance flanked by symmetrical windows with wooden shutters painted black. The house is clad with original red brick. The original rectangular plan now has a large addition in the rear. This house was deemed significant by the Whitby LACAC in 2016 and is identified on the Inventory of Listed Properties (Not Designated) by the Town of Whitby.



Plate 24: 305 Centre Street North (Google Maps)

407 Byron Street North

Built c. 1853, this one-and-a-half storey Ontario Gothic residence is located on Byron Street North. Known as the James Brebner House, it features a central gable, and a front entrance with enclosed porch that supports a small balcony above. The entrance is flanked by symmetrical windows. The house is clad with board-and-batten siding and is painted pink. The original rectangular plan now has a small addition in the rear. This house was designated as being of historic and architectural value and interest by the Town of Whitby in 1992 ([By-Law 3204-92](#)).



Plate 25: 407 Byron Street North (Google Maps)

Summary

The subject building retains some of its original exterior structure, including its window and door placement. The exterior continues to reflect many aspects of the Ontario Gothic style. Yet, the three comparative houses described and pictured above were all built earlier than the subject building and demonstrate more representative features of the Ontario Gothic style, as described in Section 10.1. Overall, the other comparable residences retain greater integrity than the subject residence at 944 Dundas Street East.

10.2 326 Dundas Street East

The subject property features a one-and-a-half storey former residence in the Gothic Revival style with a rectangular footprint and a single-storey rear addition. Known as the Montgomery House, Salem Lodge, and the Arthur Beall House, the residence was constructed c. 1876 but has been converted for commercial uses. The building is clad in brown brick and has a steeply pitched roof with three gable dormers on the front façade, each with a window. The front façade is symmetrical with three bays and and segmental-arched windows on each level and the side elevations are symmetrical with two-over-two sash segmental-arched windows on each level. The central front portico porch is covered with brick columns and provides access to the former main entrance: a double entry door with transom. The rear addition now provides the main entrance into the building.

The Town of Whitby contains several nineteenth-century Gothic Revival residences. Among the chief characteristics constituting the Gothic Revival style are their one-and-a-half storey (or more) massing, stone, board and batten, or brick façade, steeply pitched roof, front gable(s) with decorative bargeboard, pointed arch windows under peaked gables, centred doorway (often with sidelights and transom), and veranda with second storey balcony. Three have been selected for comparative purposes.

206 Byron Street South

Built in the 1860s, this Gothic Revival house is located on Byron Street South. It originally featured a rectangular footprint, but a large rear addition has been added. The residence is one-and-a-half storeys, featuring a large covered front porch with central front entrance, with transom, and flanked by symmetrical windows. The single window above the door in the gable is arched and is reflective of the Gothic Revival style. This house served as the parsonage for the Methodist Tabernacle between 1875 and 1912. It is located within the Werden's Plan Neighbourhood HCD, where it has a "Historic" classification (Goldsmith Borgal & Company Ltd. et al., 2017b).





Plate 26: 206 Byron Street South (Google Maps)

401 Centre Street South

Built in 1874 by contractor William Dunkley, this is a large two-storey Gothic Revival residence located at the corner of Centre Street South and Gilbert Street West. In 1906, it was the residence of Donald McKay, treasurer for Ontario County (later Durham Region) from 1890-1914 and of Emily McKay, his daughter, who was treasurer for Ontario County from 1914-1947. Members of the McKay family were owners until 1972 when they sold to R.A. Rodney who undertook the restoration. 401 Centre Street South is notable for having two street facades, one onto Centre Street South and the other onto Gilbert Street West. The façade onto Gilbert Street West, pictured below, is notable for its contrasting window styles, double gables, yellow brick trim, and decorative bargeboard. Overall, it is a well-preserved example of the more ornate version of the Gothic Revival style (sometimes called High Victorian Gothic style) (Macdougall, 1976). The house is located within the Werden's Plan Neighbourhood HCD, where it has a "Historic" classification (Goldsmith Borgal & Company Ltd. et al., 2017b). Further, this house was designated as being of historic and architectural value and interest by the Town of Whitby in 1983 ([By-law 1517-83](#)).



Plate 27: 401 Centre Street South (Google Maps)

219 Keith Street

Built in 1856, this one-and-a-half storey Gothic residence is located on Keith Street. It was constructed by James Wallace as officers' quarters for the Whitby Highland Rifle Company. It later became a residence for individual families, including that of Larratt W. Smith, a Toronto based lawyer. After changing hands several times in the late nineteenth century, it belonged to Charles Barton and his descendants from 1888 til 1974. Among its key features are the twin gables with gothic windows, red brick, and the addition of a wooden front porch in the 1930s (Macdougall, 1976). The house is located within the Werden's Plan Neighbourhood HCD, where it has a "Historic" classification (Goldsmith Borgal & Company Ltd. et al., 2017b). This house was designated as being of historic and architectural value and interest by the Town of Whitby in 2000 ([By-Law 4533-00](#)).



Plate 28: 219 Keith Street (Google Maps)

Summary

The three comparative buildings represent a range of architectural detailing found in Whitby's Gothic Revival residences. While details and integrity vary across these examples, the distinctive form of the Gothic Revival house and the original fenestration placement are legible in all of them. The subject property also retains its original form, and like the others have additions built on the rear. The exterior continues to reflect many aspects of the Gothic style and the triple-gabled front makes it the only example of this kind of Gothic structure of the comparable residences. While the windows have been replaced, their original placement has been maintained, creating the symmetrical front façade typical of this style. The three comparative houses described and pictured above were all built slightly earlier than the subject building. However, the subject property should be considered a representative example of the style within the local context because it displays a sufficient degree of the characteristics and details of the Gothic Revival style, including its massing, brick façade, steeply pitched roof, front gables, central doorway, and front porch.

10.3 708 Dundas Street West

The subject property, possibly built c. 1850, features a one-and-a-half storey frame residence clad with vinyl siding. The residence may be classified as a vernacular cottage, featuring a side gable roof, symmetrical primary elevation with centre hall plan, and brick chimney on the north elevation. It was deemed significant by the Whitby LACAC in 2016.

The Town of Whitby contains several nineteenth-century residences in this style. Among the chief characteristics of the vernacular cottage style are their one to one-and-a-half storey massing, plain and symmetrical front façade with central doorway, central hall plan, and side gable roof. Three have been selected for comparative purposes.

413 Byron Street South

Built c. 1854, this one-storey former residence is located on Byron Street South. Known as the William Carpenter House, it features a rectangular footprint with side gable roof, symmetrical primary elevation with centre hall plan. The entrance is flanked by symmetrical windows. The integrity of the house remains "exceptionally well-preserved except for the porch stoop that replaced a verandah spanning the front façade" (Goldsmith Borgal & Company Ltd. et al., 2017b). This house was designated as being of historic and architectural value and interest by the Town of Whitby in 1993 (By-Law 3368-93), though the record is unavailable at the time of this report's submission.





Plate 29: 413 Byron Street South (Google Maps)

611 Byron Street South

This one-and-a-half storey residence is located on Byron Street South. It was the home of Whitby's Town Clerk, Thomas Huston (Goldsmith Borgal & Company Ltd. et al., 2017b). The residence, built in 1880, features a rectangular footprint with side gable roof, and symmetrical primary elevation with centre hall plan in the vernacular cottage style. The entrance is flanked by symmetrical windows. This house is not designated by the Town of Whitby, nor is it found on the LACAC Heritage Inventory. However, the house is located within the Werden's Plan Neighbourhood HCD, where it has a "Historic" classification (Goldsmith Borgal & Company Ltd. et al., 2017b).



Plate 30: 611 Byron Street South (Google Maps)

427 Brock Street North

This one-storey residence is located on Brock Street North. Its date of construction is unknown, but it features a rectangular footprint with side gable roof, symmetrical primary elevation with centre hall plan in the vernacular cottage style. The entrance is flanked by symmetrical windows. This house was selected based on desktop research of vernacular housing in Whitby. It is not designated by the Town of Whitby, nor is it found on the LACAC Heritage Inventory.



Plate 31: 427 Brock Street North (Google Maps)

Summary

The subject building retains its legibility as a frame structure in the vernacular cottage style. However, the three comparative houses described and pictured above all retain greater integrity. Plus, the first two likely pre-date the subject property.

11.0 HERITAGE EVALUATION

11.1 944 Dundas Street East

The evaluation of the subject property at 944 Dundas Street East using the criteria set out in *Ontario Regulations 9/06* and *10/06* is presented in the following sections (Table 2 and Table 3).

11.1.1 Ontario Regulation 9/06

Table 2: Evaluation of 944 Dundas Street East – Ontario Regulation 9/06

1. The property has design value or physical value because it:		
Ontario Heritage Act Criteria	Response (Y/N)	Analysis
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	N	The residence is a circa 1890 one-and-a-half storey structure built in the Ontario Gothic style. The structure has been altered with the replacement of the brick exterior with board-and-batten. As there are many properties that are better representations of this style in Whitby, this property was not identified as a representative example of this style. Further, the subject property is not a rare, unique, or early example of this style and construction method in Whitby. The subject structure does not meet this criterion.
ii. displays a high degree of craftsmanship or artistic merit; or	N	This type of residence was pervasive across Ontario and does not display a high degree of craftsmanship or artistic merit, as it uses common construction materials of the era. Further, it has been significantly altered in that there is no longer brick siding. The subject structure does not meet this criterion.
iii. demonstrates a high degree of technical or scientific achievement.	N	There is no indication that construction of this structure demonstrates a high degree of technical or scientific achievement. The subject structure does not meet this criterion.
2. The property has historical value or associative value because it:		
Ontario Heritage Act Criteria	Response (Y/N)	Analysis
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	N	The subject structure was not found to have any direct associations with any themes, events, beliefs, people, activities, organizations, or institutions that were significant to Whitby's past or present. The subject structure does not meet this criterion.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture; or	N	There is no indication that the subject structure has the potential to yield information that contributes to an understanding of a community or culture. The subject structure does not meet this criterion.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	N	The subject residence was designed by an unknown architect and the builder remains unknown. As such, it is not known at this time to hold any particular significance to the local community. The subject structure does not meet this criterion.
3. The property has contextual value because it:		
Ontario Heritage Act Criteria	Response (Y/N)	Analysis



i. is important in defining, maintaining or supporting the character of an area;	N	The subject property is not significant to defining, maintaining or supporting the character of its surroundings. The subject property does not meet this criterion.
ii. is physically, functionally, visually or historically linked to its surroundings; or	N	While the subject property retains physical, functional, and visual links to its placement along Dundas Street East, its surroundings have been transformed removing the subject structure from its original context. Further, the association of the subject property to Dundas Street East is not considered to be strong or unique, as Dundas Street was lined with many residences. The subject property does not meet this criterion.
iii. is a landmark.	N	The subject property is not considered to be a landmark within the community at large, or to motorists or pedestrians along Dundas Street East. The subject property does not meet this criterion.

11.1.2 Ontario Regulation 10/06

Table 3: Evaluation of 944 Dundas Street East – Ontario Regulation 10/06

Ontario Heritage Act Criteria	Response (Y/N)	Analysis
i. The property represents or demonstrates a theme or pattern in Ontario's history;	N	The subject property is associated with residential development along Dundas Street East within the Town of Whitby. However, the property does not strongly or overtly evoke this theme at the local level or provincial level. The subject property does not meet this criterion.
ii. The property yields, or has the potential to yield, information that contributes to an understanding of Ontario's history;	N	This property is not considered to retain potential to yield information that contributes to the understanding of Ontario's history. The subject property does not meet this criterion.
iii. The property demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage;	N	The property does not demonstrate an uncommon, rare or unique aspect of Ontario's cultural heritage. The subject property does not meet this criterion.
iv. The property is of aesthetic, visual or contextual importance to the province;	N	The property does not demonstrate any elements which may be considered of aesthetic, visual, or contextual importance to the province. The subject property does not meet this criterion.
v. The property demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period;	N	The property does not illustrate any technical or scientific achievements which are of provincial significance. The subject property does not meet this criterion.
vi. The property has a strong or special association with the entire province or with a community that is found in more than one part of	N	The subject property does not retain a strong or special association with the entire province or with a specific community throughout the province. The subject property does not meet this criterion.



the province. The association exists for historic, social, or cultural reasons or because of traditional use;		
vii. The property has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province; and,	N	The subject property does not have a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province, and does not meet this criterion.
viii. The property is located in unorganized territory and the Minister (MHSTCI) determines that there is a provincial interest in the protection of the property.	N	The property is located within the Town of Whitby (an incorporated municipality), therefore, Criterion 8 does not apply.

11.1.3 Recommended Outcome of Heritage Evaluation

An evaluation using the criteria outlined in *Ontario Regulation 9/06* determined that the subject property at 944 Dundas Street East does not retain CHVI at the local level and an evaluation using the criteria outlined in *Ontario Regulation 10/06* determined that the subject property does not retain CHVI at the provincial level.

11.2 326 Dundas Street East

The evaluation of the subject property at 326 Dundas Street East using the criteria set out in *Ontario Regulations 9/06* and *10/06* is presented in the following sections (Table 4 and Table 5).

11.2.1 Ontario Regulation 9/06

Table 4: Evaluation of 326 Dundas Street East – *Ontario Regulation 9/06*

1. The property has design value or physical value because it:		
Ontario Heritage Act Criteria	Response (Y/N)	Analysis
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	Y	<p>The residence is a one-and-a-half storey structure built in the Gothic Revival style. It originally had a rectangular footprint, though there is now a single-storey addition at the rear, which provides the main entrance into the commercial spaces inside.</p> <p>Formerly known as the Montgomery House, Salem Lodge, and the Arthur Beall House, the residence was constructed c. 1876. The building is clad in brown brick, has a steeply pitched roof with three gable dormers on the front façade, segmental-arched windows, and a central front porch that is covered with brick columns.</p>



		Based on existing Gothic Revival residences included in the comparative sample, the subject property is a representative example of this style and construction method in Whitby. The subject structure meets this criterion.
ii. displays a high degree of craftsmanship or artistic merit; or	N	This residence used common construction materials of the era and was built with similar levels of craftsmanship as other comparable Gothic Revival structures in Whitby. It does not have the same degree of detailed trellis as the other comparable residences. Overall, it does not display a high degree of craftsmanship or artistic merit, and as such, the subject structure does not meet this criterion.
iii. demonstrates a high degree of technical or scientific achievement.	N	There is no indication that construction of this structure demonstrates a high degree of technical or scientific achievement. The subject structure does not meet this criterion.
2. The property has historical value or associative value because it:		
Ontario Heritage Act Criteria	Response (Y/N)	Analysis
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	Y	<p>The subject structure has direct associations with Margaret Montgomery Beall (1857-1931), who lived in the house from c. 1903 until her death and her husband Arthur Beall (1860-1939), who lived in the house from 1908 until 1935.</p> <p>Margaret Montgomery was a distinguished student at Whitby's pre-eminent educational institution, the Ontario Ladies' College, from 1890 until 1893. She studied art under the tutelage of famed artist Lucius R. O'Brien. Montgomery's art was displayed at the Columbian Exhibition (World's Fair) in Chicago in 1893. She later taught at the College until her marriage. She was widely known for being the founder and active member of the Whitby branch of the Women's Christian Temperance Union (WCTU), an influential international temperance organization.</p> <p>Arthur Beall was a person of significance in Ontario in the early decades of the twentieth century. He was widely known to Christian religious organizations as a missionary and professor in Japan and China. Upon his return to Canada, Beall was a lecturer for the WCTU and travelled around the province discussing purity, temperance, and personal health. He was later a travelling lecturer for the provincial Department of Education, speaking at schools across Ontario about sex education, social purity, eugenics, and personal hygiene. He published <i>The Living Temple: A Manual on Eugenics for Parents and Teachers</i> in 1933 as well as other handbooks for teachers and children.</p>



		The subject structure meets this criterion.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture; or	N	There is no indication that the subject structure has the potential to yield information that contributes to an understanding of a community or culture. The subject structure does not meet this criterion.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	N	The subject residence was designed by an unknown architect and the builder remains unknown. As such, it is not known at this time to hold any particular significance to the local community. The subject structure does not meet this criterion.
3. The property has contextual value because it:		
Ontario Heritage Act Criteria	Response (Y/N)	Analysis
i. is important in defining, maintaining or supporting the character of an area;	N	The subject property is not significant to defining, maintaining or supporting the character of its surroundings. The subject property does not meet this criterion.
ii. is physically, functionally, visually or historically linked to its surroundings; or	N	While the subject property retains physical, functional, and visual links to its placement along Dundas Street East, its surroundings have been transformed removing the subject structure from its original context. The subject property does not meet this criterion.
iii. is a landmark.	N	The subject property is not considered to be a landmark within the community at large, or to motorists or pedestrians along Dundas Street East. The subject property does not meet this criterion.

11.2.2 Ontario Regulation 10/06

Table 5: Evaluation of 326 Dundas Street East – Ontario Regulation 10/06

Ontario Heritage Act Criteria	Response (Y/N)	Analysis
i. The property represents or demonstrates a theme or pattern in Ontario's history;	N	The subject property is associated with residential development along Dundas Street East within the Town of Whitby. However, the property does not strongly or overtly evoke this theme at the local level or provincial level. The subject property does not meet this criterion.
ii. The property yields, or has the potential to yield, information that contributes to an understanding of Ontario's history;	N	This property is not considered to retain potential to yield information that contributes to the understanding of Ontario's history. The subject property does not meet this criterion.
iii. The property demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage;	N	The property does not demonstrate an uncommon, rare or unique aspect of Ontario's cultural heritage. The subject property does not meet this criterion.
iv. The property is of aesthetic, visual or contextual importance to the province;	N	The property does not demonstrate any elements which may be considered of aesthetic, visual, or



		contextual importance to the province. The subject property does not meet this criterion.
v. The property demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period;	N	The property does not illustrate any technical or scientific achievements which are of provincial significance. The subject property does not meet this criterion.
vi. The property has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use;	N	The subject property does not retain a strong or special association with the entire province or with a specific community throughout the province. The subject property does not meet this criterion.
vii. The property has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province; and,	N	The subject property does not have a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province, and does not meet this criterion.
viii. The property is located in unorganized territory and the Minister (MHSTCI) determines that there is a provincial interest in the protection of the property.	N	The property is located within the Town of Whitby (an incorporated municipality), therefore, Criterion 8 does not apply.

11.2.3 Recommended Outcome of Heritage Evaluation

The extant residence at 326 Dundas Street East in Whitby meets two of the criteria outlined in *Ontario Regulation 9/06*, which considers the subject structure within the community context. As such, the subject property should be considered to have CHVI at the local level as defined by the *Ontario Heritage Act*. An evaluation using the criteria outlined in *Ontario Regulation 10/06* determined that the subject property does not retain CHVI at the provincial level.

11.2.4 Draft Statement of Cultural Heritage Value or Interest

Description of Property

The subject property at 326 Dundas Street East is located on the northwest corner of Dundas Street East and Hickory Street in the Town of Whitby. The property contains a residence built in the Gothic Revival style constructed c. 1876 and which has now been converted to commercial use.

Cultural Heritage Value or Interest

The property at 326 Dundas Street East features a one-and-a-half storey former residence constructed c. 1876. It is significant as a representative example of a Gothic Revival residence in the Town of Whitby.



Formerly known as Salem Lodge, as well as the Montgomery House and/or the Arthur Beall House, the residence has a rectangular footprint and a single-storey rear addition. It is clad in brown brick and has a steeply pitched roof with three gable dormers on the front façade, each with a window. The front façade is symmetrical with three bays and segmentally-arched windows on each level and the side elevations are symmetrical with two-over-two sash segmental-arched windows on each level. The central front portico porch is covered with brick columns and provides access to a double entry door with transom which was the former main entrance. The rear addition now provides the main entrance into the building, which has been converted to commercial usage.

The subject building is historically associated with owners Margaret Montgomery (1857-1931) and her husband Arthur Wellesley Beall (1860-1939). Margaret lived in the house from c. 1903 until her death and Arthur lived in the house from 1908 til 1935. Margaret was an artist, with some of her art displayed at the Columbian Exhibition (World's Fair) in Chicago in 1893. In the late nineteenth and early twentieth century, she taught art at her alma mater, the Ontario Ladies' College in Whitby. She was the founder and a longtime member of the Whitby branch of the Women's Christian Temperance Union (WCTU). Arthur Beall was widely known to Christian religious organizations as a missionary and professor in Japan and China in the 1880s and 1890s. Upon his return to Canada, Beall was a lecturer for the WCTU and travelled around the province discussing purity, temperance, and personal health. He was later a travelling lecturer for the provincial Department of Education, speaking at schools across Ontario about sex education, social purity, eugenics, and personal hygiene. He published *The Living Temple: A Manual on Eugenics for Parents and Teachers* in 1933 as well as other handbooks for teachers and children.

Heritage Attributes

Key heritage attributes that express the cultural heritage value of the subject property include:

- c. 1876 one-and-a-half storey structure with rectangular footprint;
- Three gable dormers on the front façade;
- Original window openings and segmental-arched windows; and
- Central front portico porch covered with brick columns.

11.3 708 Dundas Street West

The evaluation of the subject property at 708 Dundas Street West using the criteria set out in *Ontario Regulations 9/06* and *10/06* is presented in the following sections (Table 6 and Table 7).



11.3.1 Ontario Regulation 9/06

Table 6: Evaluation of 708 Dundas Street West – Ontario Regulation 9/06

1. The property has design value or physical value because it:		
Ontario Heritage Act Criteria	Response (Y/N)	Analysis
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	N	The residence is a one-and-a-half storey frame structure built in the vernacular cottage style with vinyl siding. It features a side gable roof, symmetrical primary elevation with centre hall plan, and brick chimney on the north elevation. Based on available documentation, the structure was constructed c. 1850. Based on existing residences included in the comparative sample, the subject property is not a rare, unique, or representative example of this style and construction method in Whitby. The subject structure does not meet this criterion.
ii. displays a high degree of craftsmanship or artistic merit; or	N	This type of residence was pervasive across Ontario and does not display a high degree of craftsmanship or artistic merit, as it uses common construction materials of the era. The subject structure does not meet this criterion.
iii. demonstrates a high degree of technical or scientific achievement.	N	There is no indication that construction of this structure demonstrates a high degree of technical or scientific achievement. The subject structure does not meet this criterion.
2. The property has historical value or associative value because it:		
Ontario Heritage Act Criteria	Response (Y/N)	Analysis
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	N	The subject structure was not found to have any direct associations with any themes, events, beliefs, people, activities, organizations, or institutions that were significant to Whitby's past or present. The subject structure does not meet this criterion.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture; or	N	There is no indication that the subject structure has the potential to yield information that contributes to an understanding of a community or culture. The subject structure does not meet this criterion.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	N	The subject residence was designed by an unknown architect and the builder remains unknown. As such, it is not known at this time to hold any particular significance to the local community. The subject structure does not meet this criterion.
3. The property has contextual value because it:		
Ontario Heritage Act Criteria	Response (Y/N)	Analysis

i. is important in defining, maintaining or supporting the character of an area;	N	The subject property is not significant to defining, maintaining or supporting the character of its surroundings. The subject property does not meet this criterion.
ii. is physically, functionally, visually or historically linked to its surroundings; or	N	While the subject property retains physical, functional, and visual links to its placement along Dundas Street West, its surroundings have been transformed removing the subject structure from its original context. Further, the association of the subject property to Dundas Street West is not considered to be strong or unique, as Dundas Street was lined with many residences. The subject property does not meet this criterion.
iii. is a landmark.	N	The subject property is not considered to be a landmark within the community at large, or to motorists or pedestrians along Dundas Street West. The subject property does not meet this criterion.

11.3.2 Ontario Regulation 10/06

Table 7: Evaluation of 708 Dundas Street West – Ontario Regulation 10/06

Ontario Heritage Act Criteria	Response (Y/N)	Analysis
i. The property represents or demonstrates a theme or pattern in Ontario's history;	N	The subject property is associated with residential development along Dundas Street West within the Town of Whitby. However, the property does not strongly or overtly evoke this theme at the local level or provincial level. The subject property does not meet this criterion.
ii. The property yields, or has the potential to yield, information that contributes to an understanding of Ontario's history;	N	This property is not considered to retain potential to yield information that contributes to the understanding of Ontario's history. The subject property does not meet this criterion.
iii. The property demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage;	N	The property does not demonstrate an uncommon, rare or unique aspect of Ontario's cultural heritage. The subject property does not meet this criterion.
iv. The property is of aesthetic, visual or contextual importance to the province;	N	The property does not demonstrate any elements which may be considered of aesthetic, visual, or contextual importance to the province. The subject property does not meet this criterion.
v. The property demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period;	N	The property does not illustrate any technical or scientific achievements which are of provincial significance. The subject property does not meet this criterion.
vi. The property has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural	N	The subject property does not retain a strong or special association with the entire province or with a specific community throughout the province. The subject property does not meet this criterion.



reasons or because of traditional use;		
vii. The property has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province; and,	N	The subject property does not have a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province, and does not meet this criterion.
viii. The property is located in unorganized territory and the Minister (MHSTCI) determines that there is a provincial interest in the protection of the property.	N	The property is located within the Municipality of Clarington (an incorporated municipality), therefore, Criterion 8 does not apply.

11.3.3 Recommended Outcome of Heritage Evaluation

An evaluation using the criteria outlined in *Ontario Regulation 9/06* determined that the subject property at 708 Dundas Street West does not retain CHVI at the local level, and an evaluation using the criteria outlined in *Ontario Regulation 10/06* determined that the subject property does not retain CHVI at the provincial level.

12.0 RECOMMENDATIONS

This report includes an evaluation of the cultural heritage value of three properties as determined by the criteria in *Ontario Regulations 9/06* and *10/06*.

This evaluation determined that the properties at 944 Dundas Street East and 708 Dundas Street West do not retain CHVI as outlined in *Ontario Regulations 9/06* and *10/06*.

This evaluation determined that the property at 326 Dundas Street East does retain CHVI as outlined in *Ontario Regulation 9/06*. An evaluation using *Ontario Regulation 10/06* confirmed that the property at 326 Dundas Street East does not retain CHVI at the provincial level. However, the project footprint was further refined between 75% and 90% design which resulted in a change to reduce the adverse direct impacts identified to this property. This property will no longer be subject to adverse direct impacts and therefore a Heritage Impact Assessment is not required during detail design.

The following recommendations are proposed:

1. Metrolinx Heritage Committee has reviewed the results of the *Ontario Regulations 9/06* and *10/06* evaluations and is in agreement with the results and recommendations of this report. If it is confirmed that the property will be owned or controlled by Metrolinx, the Metrolinx Heritage Committee will issue a Metrolinx Heritage Committee Decision Form.
2. The Final CHER will be submitted to municipal heritage staff and the MHSTCI for their records.



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APPENDIX A: Indigenous Engagement and Report Review Feedback - Oral History and Perspectives Table

Community	Feedback
Curve Lake First Nation	<p>The traditional homelands of the Michi Saagiig (Mississauga Anishinaabeg) encompass a vast area of what is now known as southern Ontario. The Michi Saagiig are known as “the people of the big river mouths” and were also known as the “Salmon People” who occupied and fished the north shore of Lake Ontario where the various tributaries emptied into the lake. Their territories extended north into and beyond the Kawarthas as winter hunting grounds on which they would break off into smaller social groups for the season, hunting and trapping on these lands, then returning to the lakeshore in spring for the summer months.</p> <p>The Michi Saagiig were a highly mobile people, travelling vast distances to procure subsistence for their people. They were also known as the “Peacekeepers” among Indigenous nations. The Michi Saagiig homelands were located directly between two very powerful Confederacies: The Three Fires Confederacy to the north and the Haudenosaunee Confederacy to the south. The Michi Saagiig were the negotiators, the messengers, the diplomats, and they successfully mediated peace throughout this area of Ontario for countless generations.</p> <p>Michi Saagiig oral histories speak to their people being in this area of Ontario for thousands of years. These stories recount the “Old Ones” who spoke an ancient Algonquian dialect. The histories explain that the current Ojibwa phonology is the 5th transformation of this language, demonstrating a linguistic connection that spans back into deep time. The Michi Saagiig of today are the descendants of the ancient peoples who lived in Ontario during the Archaic and Paleo-Indian periods. They are the original inhabitants of southern Ontario, and they are still here today.</p> <p>The traditional territories of the Michi Saagiig span from Gananoque in the east, all along the north shore of Lake Ontario, west to the north shore of Lake Erie at Long Point. The territory spreads as far north as the tributaries that flow into these lakes, from Bancroft and north of the Haliburton highlands. This also includes all the tributaries that flow from the height of land north of Toronto like the Oak Ridges Moraine, and all of the rivers that flow into Lake Ontario (the Rideau, the Salmon, the Ganaraska, the Moira, the Trent, the Don, the Rouge, the Etobicoke, the Humber, and the Credit, as well as Wilmot and 16 Mile Creeks) through Burlington Bay and the Niagara region including the Welland and Niagara Rivers, and beyond. The western side of the Michi Saagiig Nation was located around the Grand River which was used as a portage route as the Niagara portage was too dangerous. The Michi Saagiig would portage from present-day Burlington to the Grand River and travel south to the open water on Lake Erie.</p> <p>Michi Saagiig oral histories also speak to the occurrence of people coming into their territories sometime between 500-1000 A.D. seeking to establish villages and a corn growing economy – these newcomers included peoples that would later be known as</p>

	<p>the Huron-Wendat, Neutral, Petun/Tobacco Nations. The Michi Saagiig made Treaties with these newcomers and granted them permission to stay with the understanding that they were visitors in these lands. Wampum was made to record these contracts, ceremonies would have bound each nation to their respective responsibilities within the political relationship, and these contracts would have been renewed annually (see Gitiga Migizi and Kapyrka 2015).</p> <p>These visitors were extremely successful as their corn economy grew as well as their populations. However, it was understood by all nations involved that this area of Ontario were the homeland territories of the Michi Saagiig.</p> <p>The Odawa Nation worked with the Michi Saagiig to meet with the Huron-Wendat, the Petun, and Neutral Nations to continue the amicable political and economic relationship that existed – a symbiotic relationship that was mainly policed and enforced by the Odawa people.</p> <p>Problems arose for the Michi Saagiig in the 1600s when the European way of life was introduced into southern Ontario. Also, around the same time, the Haudenosaunee were given firearms by the colonial governments in New York and Albany which ultimately made an expansion possible for them into Michi Saagiig territories. There began skirmishes with the various nations living in Ontario at the time. The Haudenosaunee engaged in fighting with the Huron-Wendat and between that and the onslaught of European diseases, the Iroquoian speaking peoples in Ontario were decimated.</p> <p>The onset of colonial settlement and missionary involvement severely disrupted the original relationships between these Indigenous nations. Disease and warfare had a devastating impact upon the Indigenous peoples of Ontario, especially the large sedentary villages, which mostly included Iroquoian speaking peoples. The Michi Saagiig were largely able to avoid the devastation caused by these processes by retreating to their wintering grounds to the north, essentially waiting for the smoke to clear.</p> <p>Michi Saagiig Elder Gitiga Migizi (2015) recounts: <i>“We weren’t affected as much as the larger villages because we learned to paddle away for several years until everything settled down. And we came back and tried to bury the bones of the Huron but it was overwhelming, it was all over, there were bones all over – that is our story.</i></p> <p><i>There is a misnomer here, that this area of Ontario is not our traditional territory and that we came in here after the Huron-Wendat left or were defeated, but that is not true. That is a big misconception of our history that needs to be corrected. We are the traditional people, we are the ones that signed treaties with the Crown. We are recognized as the ones who signed these treaties and we are the ones to be dealt with officially in any matters concerning territory in southern Ontario.</i></p> <p><i>We had peacemakers go to the Haudenosaunee and live amongst them in order to change their ways. We had also diplomatically dealt with some of the strong chiefs to</i></p>
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the north and tried to make peace as much as possible. So we are very important in terms of keeping the balance of relationships in harmony.

Some of the old leaders recognized that it became increasingly difficult to keep the peace after the Europeans introduced guns. But we still continued to meet, and we still continued to have some wampum, which doesn't mean we negated our territory or gave up our territory – we did not do that. We still consider ourselves a sovereign nation despite legal challenges against that. We still view ourselves as a nation and the government must negotiate from that basis."

Often times, southern Ontario is described as being "vacant" after the dispersal of the Huron-Wendat peoples in 1649 (who fled east to Quebec and south to the United States). This is misleading as these territories remained the homelands of the Michi Saagiig Nation.

The Michi Saagiig participated in eighteen treaties from 1781 to 1923 to allow the growing number of European settlers to establish in Ontario. Pressures from increased settlement forced the Michi Saagiig to slowly move into small family groups around the present day communities: Curve Lake First Nation, Hiawatha First Nation, Alderville First Nation, Scugog Island First Nation, New Credit First Nation, and Mississauga First Nation.

The Michi Saagiig have been in Ontario for thousands of years, and they remain here to this day.

****This historical context was prepared by Gitiga Migizi, a respected Elder and Knowledge Keeper of the Michi Saagiig Nation. ****

Publication reference:

Gitiga Migizi and Julie Kapyrka

2015 Before, During, and After: Mississauga Presence in the Kawarthas. In *Peterborough Archaeology*, Dirk Verhulst, editor, pp.127-136. Peterborough, Ontario: Peterborough Chapter of the Ontario Archaeological Society

Additional Community Perspectives:

****The following perspectives come from a June 2021 letter provided to Metrolinx from Curve Lake First Nation, on file with ASI. ****

Curve Lake First Nation

2021 Curve Lake First Nation Review/Comments for: Cultural Heritage Evaluation Report: 571 Kingston Road West, 575 Kingston Road West, 577 Kingston Road West AND 579 Kingston Road West Town of Ajax, Ontario.

“The Duffin’s creek watershed and river mouth are part of an area that should have some recognition in terms of Michi Saagiig history. This area was extremely significant to the Michi Saagiig and is recognized internally as a significant cultural heritage landscape. Recently the Ontario Government has indicated a desire to add increased protection to these areas now referred to as “urban creeks/urban river systems” as part of their Greenbelt protection plan. These systems are at risk across the entirety of the Pickering and Ajax regions, due in large part to settler development activities. What was once a cultural heritage landscape has been significantly degraded which means it has also undergone irreparable ecological damage.”

“Our Elders tell of our peoples living harmoniously with the early settlers, often setting up small camps on the edge of farmer’s fields and along shorelines. Families engaged in trade and travel throughout the entire region.”

“The cultural heritage landscape, the Duffins Creek Watershed, that existed in the area of study of this CHER, and at the time that the first houses and roads were built, has largely been obliterated – and did not have the opportunity to be assessed and protected. Since then, development has altered the shape and course of the creek – this is clearly visible in the historical pictures provided in this report.”

“The very locations of where these buildings were built in relation to where the early towns and villages originated were determined based upon the resources within the particular landscape. Milling was the predominant activity in the region that ultimately attracted more industry to the area. The watershed and local resources on the land were integral to this process. For different reasons, but equally as significant, the Duffins Creek watershed was part of a larger cultural heritage landscape for Michi Saagiig people that included creeks and river mouths all along the shore of Lake Ontario. The value and significance of these lands from a Michi Saagiig perspective is not acknowledged. “

“The 28,000 acres that was expropriated for the site of former Defence Industries Ltd was part of a significant cultural heritage landscape that was once entirely connected and spanned along the vast shoreline of Lake Ontario - and would have been used by Michi Saagiig peoples at the time. The massive infrastructure and development of the region resulted in the disconnection of this culturally significant landscape and thus in reduced access for the Michi Saagiig to hunt and fish.”

“It should be noted that during these times of industrial and commercial expansion Michi Saagiig peoples were being driven from their lands, their fishing grounds, their hunting grounds, their trapping grounds and harvesting grounds. In some cases they were being shot at and pursued. The 1923 Williams Treaties were a culmination of the increased encroachment on these lands and the harassment and persecution of the First Nations who had rights under the very treaty that allowed for European settlement in this area of Ontario. These large urban developments increased the footprint of destruction upon the landscape and in doing so had a detrimental impact upon Michi Saagiig rights to gather foods and live off the land.”

	<p><i>Note: This oral history reflects community perspective shared as part of Indigenous engagement for this report. The oral history was provided by Curve Lake First Nation and does not necessarily reflect the views of other Indigenous Nations, Metrolinx or ASI.</i></p>
Huron-Wendat Nation	<p>As an ancient people, traditionally, the Huron-Wendat, a great Iroquoian civilization of farmers and fishermen-hunter-gatherers representing between 30,000 and 40,000 individuals, traveled widely across a territory stretching from the Gaspé Peninsula in the Gulf of Saint Lawrence and up along the Saint Lawrence Valley on both sides of the Saint Lawrence River all the way to the Great Lakes.</p> <p>According to our own traditions and customs, the Huron-Wendat are intimately linked to the Saint Lawrence River and its estuary, which is the main route of its activities and way of life. The Huron-Wendat formed alliances and traded goods with other First Nations among the networks that stretched across the continent.</p> <p>Today, the population of the Huron-Wendat Nation is composed of 1497 on-reserve members and 2390 off-reserve members for a total of 3900 members of the Huron-Wendat Nation.</p> <p>The Huron-Wendat Nation band council (CNHW) is headquartered in Wendake, the oldest First Nations community in Canada, located on the outskirts of Quebec City (20 km north of the city) on the banks of the Saint Charles River. There is only one Huron-Wendat community, whose ancestral territory is called the Nionwentsïo, which translates to "our beautiful land" in the Wendat language.</p> <p>The Huron-Wendat Nation is also the only authority that have the authority and rights to protect and take care of her ancestral sites in Wendake South.</p> <p>**This historical context was provided by Maxime Picard in a December 2020 email to Metrolinx, on file with ASI**</p> <p><i>Note: This oral history reflects community perspective shared as part of Indigenous engagement for this report. The oral history was provided by Huron-Wendat Nation and does not necessarily reflect the views of other Indigenous Nations, Metrolinx or ASI.</i></p>