

Appendix A7-12
Cultural Heritage Evaluation Report: 356
Ritson Road South, Oshawa





**Addendum to Oshawa to Bowmanville
Rail Service Extension Project:
Cultural Heritage Evaluation Report—
356 Ritson Road South, Oshawa**

Final Report

August 24, 2023



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Project Number:
165011019

Limitations and Sign-off

The conclusions in the Report titled Addendum to Oshawa to Bowmanville Rail Service Extension Project: Cultural Heritage Evaluation Report—356 Ritson Road South, Oshawa are Stantec's professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient's own risk.

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Executive Summary

Metrolinx retained Stantec Consulting Ltd. (Stantec) to prepare a Cultural Heritage Evaluation Report (CHER) for 356 Ritson Road South in the City of Oshawa, Regional Municipality of Durham. The property was identified as a Class A Listed Property on the City's municipal heritage register in the *Addendum to Oshawa to Bowmanville Rail Service Extension: Cultural Heritage Report—Existing Conditions and Preliminary Impact Assessment* (Stantec 2021). Metrolinx is proposing a property acquisition, temporary easement, and/or permanent easement on the property. This CHER was prepared according to the Metrolinx *Draft Terms of Reference for Consultants: Cultural Heritage Evaluation Report and Cultural Heritage Evaluation Report Recommendations* (Metrolinx 2016).

The Study Area was historically located on part of the southern half of Lot 9, Concession 1, Township of Whitby. The present-day residence, constructed by William Ritson, was likely built between 1862 and 1880. The property at 356 Ritson Road South is located on the west side of Ritson Road South between Mitchell Avenue and Olive Avenue. The property contains a late 19th century residence that has been subdivided into apartments and is privately owned.

The structure at 356 Ritson Road South is two storeys in height and contains a steeply pitched side gable roof clad in asphalt shingles with bookend red brick chimneys. The residence has a shed roof addition and gable roof addition on the rear (west) façade. The exterior of the residence is red brick.

A site assessment was undertaken on January 12, 2023, by Frank Smith, Cultural Heritage Specialist, and Jenn Como, Material Culture Analyst, both with Stantec. Weather conditions were seasonably cold and overcast with occasional snow flurries. All work was conducted from the municipal right of way (RoW).

A provincial heritage property (PHP) is a property that meets one or more criteria of O. Reg. 9/06¹, and a provincial heritage property of provincial significance (PHPPS) must meet one or more criteria of O. Reg. 10/06, regardless of the criteria met under O. Reg. 9/06.

Based on the evaluation of 356 Ritson Road South against O. Reg. 9/06 and O. Reg. 10/06, it is recommended that 356 Ritson Road South be considered a PHP as it meets two criteria of O. Reg. 9/06. The evaluation concluded that the 356 Ritson Road South is a rare example in Oshawa of a mid to late 19th century Ontario vernacular structure

¹ In 2023, O. Reg 9/06 was amended by O. Reg 569/22 (Government of Ontario 2023)



with Georgian and Italianate design influence. The property is also a landmark along Ritson Road South due to its location on a small rise in elevation, setback with lawn, and the relatively large size of the residence. Therefore, the CHER recommends that 356 Ritson Road South be deemed a PHP. The property was not found to be a PHPPS.

On February 16, 2023, the Metrolinx Heritage Committee (MHC) met to discuss the findings of the CHER. The MHC determined that the property met criteria 1 and 9 of O. Reg. 9/06 and no criteria of O. Reg. 10/06. Therefore, 356 Ritson Road South is a Metrolinx PHP and not a PHPPS.

The Executive Summary highlights key points from the report only; for complete information and findings, the reader should examine the complete report.

Document History

Revision	Description	Author	Quality Reviewer	Independent Reviewer
1 February 3, 2023	Draft Report	Jenn Como Frank Smith	Lashia Jones	Colin Varley
2 February 24, 2023	Revisions to Draft Report	Jenn Como Frank Smith	Lashia Jones	Colin Varley
3 March 31, 2023	Revisions to Draft Report	Jenn Como Frank Smith	Lashia Jones	Colin Varley
4 April 12, 2023	Revisions to Draft Report	Jenn Como Frank Smith	Lashia Jones	Meaghan Rivard
5 August 24, 2023	Final Report	Jenn Como Frank Smith	Lashia Jones	Meaghan Rivard



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Appendix A	Heritage Personnel Qualifications
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Project Personnel

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Fieldwork Technicians:	Frank Smith, MA, CAHP; Jenn Como, BA
GIS Specialist:	Brian Cowper
Administrative Assistant:	Sarah Hilker
Quality Reviewer:	Lashia Jones, MA, CAHP
Independent Reviewer:	Colin Varley, MA, RPA

The qualifications of heritage personnel are contained in Appendix A.



Abbreviations

BA	Bachelor of Arts
CAHP	Canadian Association of Heritage Professionals
CHER	Cultural Heritage Evaluation Report
CHVI	Cultural Heritage Value or Interest
MA	Master of Arts
MCM	Ministry of Citizenship and Multiculturalism
MHC	Metrolinx Heritage Committee
OHA	Ontario Heritage Act
OHT	Ontario Heritage Trust
O. Reg.	Ontario Regulation
PHP	Provincial Heritage Property
PHPPS	Provincial Heritage Property of Provincial Significance
RoW	Right of Way



1 Introduction

1.1 Study Purpose

Metrolinx retained Stantec Consulting Ltd. (Stantec) to prepare a Cultural Heritage Evaluation Report (CHER) for 356 Ritson Road South in the City of Oshawa, Regional Municipality of Durham (Figure 1 and Figure 2). The property is a “Class A” listed property on the *Heritage Oshawa* inventory. Class A properties have “a very high potential for designation” (City of Oshawa 2022). Metrolinx is proposing a property acquisition, temporary easement, and/or permanent easement on the property.

1.2 Historical Summary

The property at 356 Ritson Road South was historically located on Lot 9, Concession 1 in the Township of Whitby. John Ritson arrived in Oshawa in 1820 and established a farm on Lots 8 and 9, Concession 1. His son William inherited the Ritson farm and built the brick house at 356 Ritson Road South sometime between 1862 and 1881. When William died in 1899, he passed the estate to his wife Annie. The estate, which had been owned by the Ritson family for nearly 90 years, was subdivided by Plan 147 after Annie’s death in 1911. The residence at 356 Ritson Road South is currently located on Lot 40, Lot 73, Lot 77, Lot 78, and Part Lot 74 of Plan No. 147 and is a multi-unit rental property.

1.3 Description of Property

The property at 356 Ritson Road South is located on the west side of Ritson Road South between Mitchell Avenue and Olive Avenue. The property contains a late 19th century residence that has been subdivided into apartments.

The structure at 356 Ritson Road South is two storeys in height and contains a steeply pitched side gable roof clad in asphalt shingles with bookend red brick chimneys. The residence has a shed roof addition and gable roof addition on the rear (west) façade. The exterior of the residence is red brick. The foundation has been parged with concrete (Photo 1).



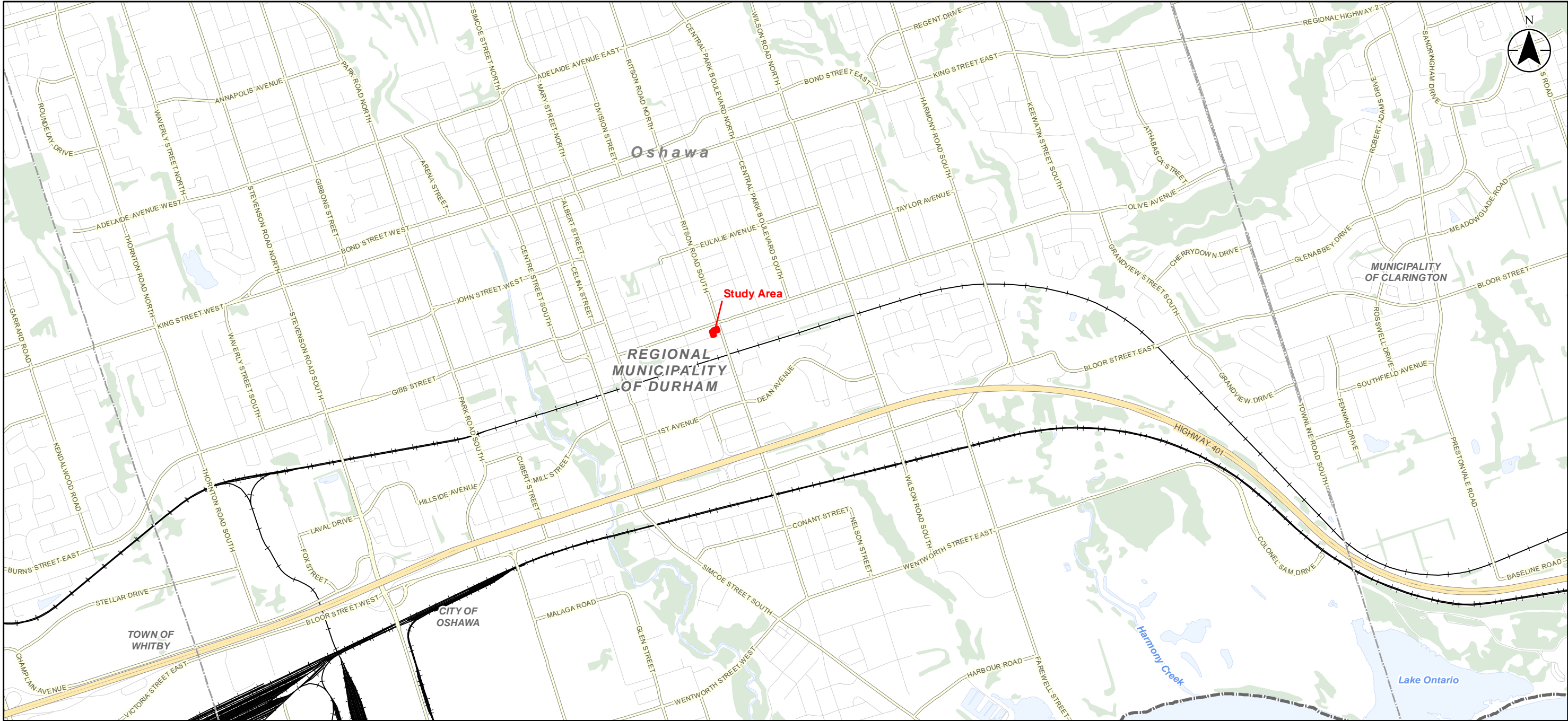


Photo 1: 356 Ritson Road South, looking west

1.4 Current Context

The property is located on the west side of Ritson Road South between Olive Avenue and Mitchell Avenue. The general character of this part of Ritson Road South predominantly consists of early 20th century detached residences, some examples of early 20th century commercial structures and a mid-20th century church. The general character of Mitchell Avenue is residential and contains early 20th century detached residences.

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- Legend
- Study Area
 - Expressway / Highway
 - Major Road
 - Minor Road
 - Existing Railway
 - Waterbody
 - Wooded Area
 - Municipal Boundary, Upper
 - Municipal Boundary, Lower

0 0.5 1 km
1:25,000 (At original document size of 11x17)



Project Location
Region Municipality of Durham
165011019
Prepared by BCC on 2/23/2023
Technical Review by BCC on 1/23/2023

Client/Project
METROLINX, OSHAWA TO BOWMANVILLE RAIL
SERVICE EXTENSION PROJECT
CULTURAL HERITAGE EVALUATION REPORT—356
RITSON ROAD SOUTH, OSHAWA

Figure No.

1

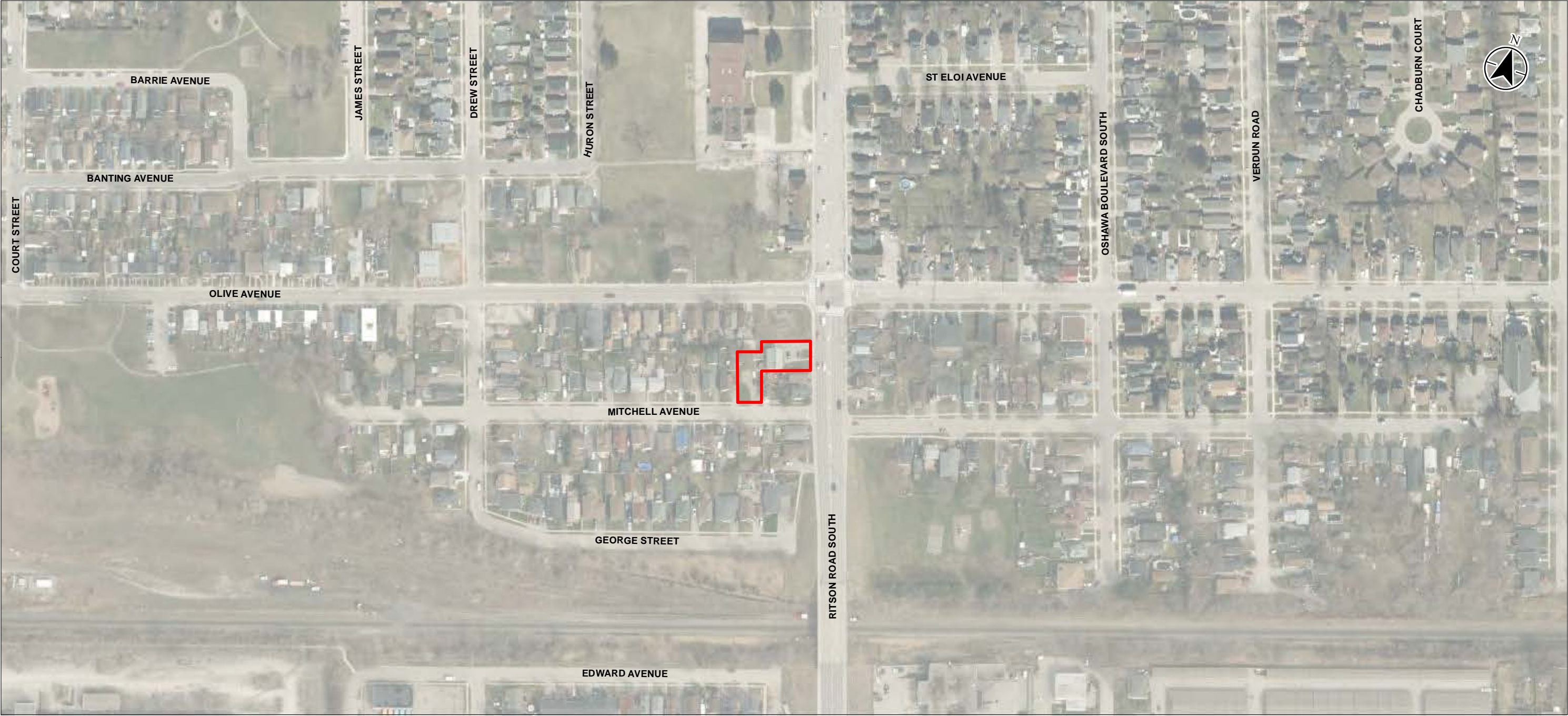
Title

Location of the Study Area

Notes
1. Coordinate System: NAD 1983 CSRS MTM 10
2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2021.

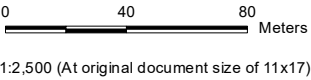
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Legend
 Study Area

- Notes**
1. Coordinate System: NAD 1983 CSRS MTM 10
 2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2018.
 3. Orthoimagery © First Base Solutions, 2018. Imagery Date, 2019.



1:2,500 (At original document size of 11x17)



Project Location
Region of Durham
165011019 REVA
Prepared by BCC on 2023-02-23
Technical Review by BCC on 2023-01-23

Client/Project
METROLINX, OSHAWA TO BOWMANVILLE RAIL
SERVICE EXTENSION PROJECT
CULTURAL HERITAGE EVALUATION REPORT—356
RITSON ROAD SOUTH, OSHAWA

Figure No.

2

Title
Study Area

Disclaimer: This figure has been prepared based on information provided by others as cited under the Notes section. Stantec has not verified the accuracy and/or completeness of this information and shall not be responsible for any errors or omissions which may be incorporated herein as a result.

2 Methodology and Sources

2.1 Methodology

This Cultural Heritage Evaluation Report (CHER) was prepared in accordance with the *Draft Terms of Reference for Consultants: Cultural Heritage Evaluation Report and Cultural Heritage Evaluation Report Recommendations* (Metrolinx 2016) and the Ministry of Citizenship and Multiculturalism (MCM) *Standards and Guidelines for the Conservation of Provincial Heritage* (OHA Standards and Guidelines) (MCM 2010). Based on the guidance provided in these documents, this CHER contains:

- Historical research and review of previously completed reports
- Community input, as required
- Evaluation against *Ontario Regulation 9/06* (O. Reg. 9/06)² and *Ontario Regulation 10/06* (O. Reg. 10/06) and a statement of cultural heritage value of interest (CHVI), as appropriate
- Identification of the property as “not a provincial heritage property”, a “provincial heritage property” or a “provincial heritage property of provincial significance”

(Metrolinx 2016)

2.2 Sources

2.2.1 Historical Research

To familiarize the study team with the Study Area, primary sources such as land registry records and city directories were consulted. Secondary sources relating to the general development of Oshawa were also consulted. Mapping from 1877, 1884, 1921, 1948, and 1966 was reviewed.

² In 2023, O. Reg 9/06 was amended by O. Reg 569/22 (Government of Ontario 2023)



2.2.2 Field Program

A site assessment was undertaken on January 12, 2023, by Frank Smith, Cultural Heritage Specialist, and Jenn Como, Material Culture Analyst, both with Stantec. Weather conditions were seasonably cold and overcast with occasional snow flurries. All work was conducted from the municipal right of way (RoW) as permission to enter was not requested by Metrolinx. Therefore, the interior of the structure was not documented or evaluated as part of this report.



3 Heritage Recognitions

3.1 Municipal

The property is a “Class A” listed property on the *Heritage Oshawa* inventory. Class A properties have “a very high potential for designation (City of Oshawa 2022).

3.2 Provincial

As part of the *Addendum to Oshawa to Bowmanville Rail Service Extension: Cultural Heritage Report—Existing Conditions and Preliminary Impact Assessment* (Stantec 2021a), the MCM and Ontario Heritage Trust (OHT) were contacted in order to identify previous heritage recognitions within the project area. Neither the MCM nor OHT identified 356 Ritson Road South as a cultural heritage resource. The residence is not a provincial heritage property, is not subject to any OHT easements and is not a Trust owned property (Stantec 2021).

3.3 Federal

To determine if 356 Ritson Road South was subject to existing federal heritage recognition the Directory of Federal Heritage Designations database available at Park Canada and the Canadian Register of Historic Places at Canada’s Historic Places was digitally reviewed (Parks Canada 2023; Canada’s Historic Places 2023). Following a review of both databases, 356 Ritson Road South was not found to have existing federal heritage recognition.

3.4 Adjacent Lands

No listed or designated properties are located adjacent to the Study Area.



3.5 Archaeology

A Stage 1 Archaeological Assessment was prepared under a separate cover by Stantec in 2021 as part of the *Bowmanville to Oshawa Rail Service Extension* (Stantec 2023). The Stage 1 archaeological assessment was completed under Project Information Form number P1148-0004-2021 issued to Heather Kerr, MA, Project Archaeologist, by the MCM. The Stage 1 archaeological assessment of the study area was conducted between May 14, 2021, and May 17, 2021. A total of 42.76% of the Study Area assessed under P1148-0004-2021 retains potential for the identification and documentation of archaeological resources. In accordance with Section 1.3 and Section 7.7.4 of the MCM's 2011 *Standards and Guidelines for Consultant Archaeologists*, Stage 2 archaeological assessment is recommended for any portion of the Project's anticipated construction which impacts an area of archaeological potential (Government of Ontario 2011).



4 Community Input

To collect information pertaining to the history of 356 Ritson Road South the City of Oshawa and Oshawa Museum were contacted. Results of the community input are contained in Table 1.

Table 1: Community Input Results

Organization	Contact	Results
City of Oshawa	Connor Leherbauer, Planner B, City of Oshawa	The City of Oshawa has no materials specific to this property.
Oshawa Museum	Jennifer Weymark, Archivist	No response received.



5 Discussion of Historical or Associative Value

5.1 Settlement of Whitby Township and Oshawa

5.1.1 Survey and 19th Century Development

The City of Oshawa is situated on the traditional territory of the Mississaugas of Scugog Island First Nation and is covered under the Williams Treaty (City of Oshawa 2022b). This treaty was signed in 1923 between the Crown and seven Anishinaabe First Nations (Ministry of Indigenous Affairs 2022). In 2018, a settlement was reached between the seven Williams Treaty First Nations (comprising the Mississaugas of Alderville First Nation, Curve Lake First Nation, Hiawatha First Nation, Scugog Island First Nation, the Chippewas of Beausoleil First Nation, Georgina Island First Nation, and the Rama First Nation) and the provincial and federal governments that provided financial compensation to the nations and formally recognized pre-existing harvesting rights to areas covered by Treaties 5, 16, 18, 20 and 27-271/4, the Crawford Purchases (including the “Gunshot Treaty”), and around Lake Simcoe.

In 1791, the surveyor Augustus Jones was tasked with surveying a baseline from the Trent River to Humber River. This baseline would become the first concession of Whitby Township (Karcich 2013). In 1792, Simcoe issued a proclamation stating that townships located along navigable waters, which included the future Whitby Township, would have a frontage of nine miles and a depth of 12 miles. The proclamation also implemented plans to begin large-scale settlement of Upper Canada (Canadians 1792). Whitby Township was originally known as Township No. 8. The remainder of Whitby Township was surveyed by Augustus Jones between 1795 and 1796 (Karcich 2013).

The earliest settlers of Whitby Township were composed mostly of United Empire Loyalists, Loyalist-heirs entitled to their own land grants, military officers, and American settlers. There were also a significant number of absentee landowners, which hindered the early settlement of the townships (Humber 1997: 13; Johnson 1973: 44-45). To assist with the settlement of the lands along Lake Ontario and facilitate the movement of goods and people, Asa Danforth was contracted to build a roadway between Burlington and Kingston. This roadway followed a path similar to present-day Highway 2. The roadway was improved after the War of 1812 and became known as Kingston Road (Humber 1997: 15-16).



Whitby Township remained sparsely settled in the years following the War of 1812 (Beers 1877: 10). Beginning in the 1830s, the development of the township benefited from two natural harbours located at present-day Whitby and present-day Oshawa (Johnson 1973: 86). The township entered a period of rapid growth in the 1830s and 1840s, evidenced in the account of the township provided by William Smith in 1846. He described the township as “well settled...containing a large portion of excellent land, which is mostly rolling. The farms are generally well cleared and cultivated, and in good order” (Smith 1846: 218). In 1849, Oshawa was incorporated as a village and had grown as a result of its proximity to the harbour (Hood 1978: 50).

In 1857, the Whitby Township was divided when East Whitby Township was formed (Beers 1877: 11). The division took place between Lots 17 and 18. Lots 1 to 17 became part of the East Whitby Township, including the Study Area. In 1879, Oshawa was reincorporated as a town (Hood 1978: 145).

Between 1881 and 1891 the population of East Whitby Township began to decline while the population of the Town of Oshawa remained relatively stable. The population of East Whitby Township decreased from 3,417 in 1881 to 3,080 in 1891 while the population of Oshawa increased from 3,992 to 4,066 during the same period (Dominion Bureau of Statistics 1953). The contraction of population in the Township and stability of Oshawa was part of a broader trend of urbanization in the late 19th and early 20th centuries. The emergence of industrialization and urbanization increased the number of wage workers required in cities and towns. At the same time, improvements in farm equipment and the mechanization of farming meant that less labour was required on a farm (Samson 2012). This encouraged out-migration from rural areas to the burgeoning cities of Ontario, such as Hamilton and Toronto (Drummond 1987: 30).

5.1.2 20th Century Development

The population of East Whitby Township would begin to increase in the early 20th century and the Town of Oshawa would continue to grow. Between 1901 and 1921 the population of East Whitby Township increased from 2,631 to 3,886 and the population of Oshawa grew from 4,394 to 11,940 (Dominion Bureau of Statistics 1953). During this period, development of lands around the Study Area intensified. In 1924, Oshawa was reincorporated as a City (Hood 1978: 294). The growth of Oshawa was fueled by industrial development, particularly automobile manufacturing (City of Oshawa 2021).

East Whitby Township and the City of Oshawa continued to grow into the mid-20th century. The automobile industry remained a key component of the city's economy and the population of Oshawa grew to 41,545 by 1951. The expansion of Oshawa soon surpassed its borders and new neighbourhoods were constructed within East Whitby Township. In 1951, over 10,000 acres of land in East Whitby Township was annexed by Oshawa. This reduced the population of the township from 6,392 in 1941 to 1,564 in 1951 (Dominion Bureau of Statistics 1953; Hood 1978: 408).



The postwar building boom continued into the 1970s and large swaths of land in the counties surrounding Toronto were facing increasing development pressure. In 1974, the Regional Municipality of Durham was established as a tool to coordinate planning amongst the municipalities of the former counties of Ontario and Durham (Globe and Mail 1973). The remainder of East Whitby Township was annexed by the City of Oshawa when the regional government was created. The population of the newly enlarged City of Oshawa was recorded as 102,876 in 1975 (Hood 1978: 406).

5.2 Property History

The Study Area was historically located on part of the southern half of Lot 9, Concession 1, Township of Whitby. Historical mapping from 1860 shows the Study Area was part of a land holding that belonged to John Ritson. Present-day Ritson Road, on which the subject property is located, runs through the former farm of Mary and John Ritson (Figure 3) (Terech 2015). John Ritson was born in Allendale, Northumberland, England, in 1790. A date for Mr. Ritson's immigration to Canada could not be confirmed, but he spent some time working in Bytown (present-day Ottawa) before deciding to travel west with a friend in 1820. While passing through Oshawa, their wagon broke down on Kingston Road near Benjamin Stone's home. After hearing that Stone had been involved in building a schoolhouse and that the city was in need of teachers, Ritson decided he would settle in Oshawa instead of continuing west. Ritson married Benjamin Stone's eldest daughter Mary on December 29, 1822 (Terech 2015). According to the 1837 Walton Directory for Whitby Township, John and Mary built their home on Lot 8, Concession 1, which would become the east side of Ritson Road (Oshawa Museum n.d.).





**Plate 1: John Ritson, n.d.,
courtesy of the Oshawa
Community Archives
Collection (Terech 2015)**



**Plate 2: Mary (Stone) Ritson, n.d.,
courtesy of the Oshawa
Community Archives
Collection (Terech 2015)**

The Ritsons had seven children together, one son and six daughters (Terech 2015). The 1851 census records John, then aged 62, and Mary, then aged 49, as having five children still living in their household: their son William, age 21; daughter Mary, age 19; daughter Jane, age 17; daughter Emily, age 15; and daughter Henrietta, age 12 (Library and Archives Canada 1851). The 1861 census records indicate that the Ritsons were living in a one-and-one half storey frame house and that William, Jane, Emily, and Henrietta were all unmarried and still living with their parents (Library and Archives Canada 1861). Although the details of the house are given in the 1861 census, the location of the residence is not indicated on historical mapping from 1860 (Figure 3). John Ritson died in October 1862 at the age of 72 and was buried in the Pioneer Memorial Gardens Cemetery in Oshawa (Find-A-Grave 2023a). Based on the 1837 Township directory and the description of the house in the census, John and Mary Ritson were still living in the farmhouse they built on the east side of Ritson Road in 1861. William's inclusion in his father's household in 1861 and John Ritson's death in 1862 supports the conclusion that the present-day residence at 356 Ritson Road South, on the west side of the street, was not built before 1862.

After his father's death, William Ritson continued to live on the family farm and built the large brick house, present-day 356 Ritson Road South, at the intersection of Ritson Road and Olive Avenue (Hood 1978). In the 1871 census, William, age 41, appears as the head of the Ritson household, which then included his wife Annie, age 30, and his daughter Eva, age 4 (Library and Archives Canada 1871). William's sisters Emily and Jane and his widowed mother Mary were also living in his household. William's mother died in December 1872 at the age of 69 and was buried in the same cemetery as her husband (Find-A-Grave 2023b). Historical mapping from 1877 depicts William as owner of the Ritson farm and shows that the city's present-day street grid had not yet expanded east to Ritson Road. William Ritson appears in the 1881 census as a 51-year-old farmer. His household included his wife Annie, age 40; unmarried sister Emily, age 45; daughter Henrietta E., age 14, daughter Mary E., age 7; and daughter Una, age 1 (Library and Archives Canada 1881). By 1891, William Ritson's household was becoming smaller. He was living with his wife, his daughters Mary and Una, and his sister Emily (Library and Archives Canada 1891).

Given the residence's architectural style, census records, and the growth of William and Annie's family, 356 Ritson Road South was likely built between 1862 and 1880. Historical mapping from 1877 includes landowner information but does not depict the location of structures, and so does not help in determining the date of construction (Figure 4). William Ritson married his wife Annie and they started a family sometime between 1862 and 1871. They had more children throughout the 1870's, with their household appearing to be at its largest in the early 1880s, making the period between 1862 and 1880 the most likely time for William to have constructed a new, larger residence on the west side of Ritson Road. As indicated by the 1881 census, William would have already been 50 years old in 1880 when he and Annie appear to have had their last child, further supporting the conclusion that they would likely have undertaken the substantial commitment of building 356 Ritson Road South prior to 1881 as a younger couple while they were either starting or beginning to expand their family. The residence's style, being reminiscent of Georgian architecture but having some Italianate influences, also fits within this period. The style of the residence appears to be a transitional one that displays influences of the Italianate style which began to gain popularity in 1850 while still retaining some aspects of Georgian style architecture, which was transitioning out of favour by the 1860s (Blumenson 1990: 5 and 58). Therefore, the residence's combination of Georgian and Italianate design influences suggest that it was built earlier in the potential date range. The Heritage Oshawa Inventory of City of Oshawa Heritage Properties indicates that 356 Ritson Road South was built circa 1880, which is in keeping with the property history detailed here (Heritage Oshawa 2023).



William Ritson passed away in March of 1899 at the age of 69 (Find-A-Grave 2023c). A 1911 Assessment Roll for the Town of Oshawa published in *The Oshawa Vindicator* confirms that Annie Ritson retained ownership of two properties on Concession 1 after William's death (*The Oshawa Vindicator* 1911). Annie passed away in November of 1911 at the age of 71 (Find-A-Grave 2023d). According to land registry records, Plan No. 147 for the Subdivision of the Ritson Estate was filed on June 12, 1912, and administered by an investment company, though the company's name is illegible (ONLand 2023). The estate had been in the Ritson family for approximately 90 years before its subdivision.

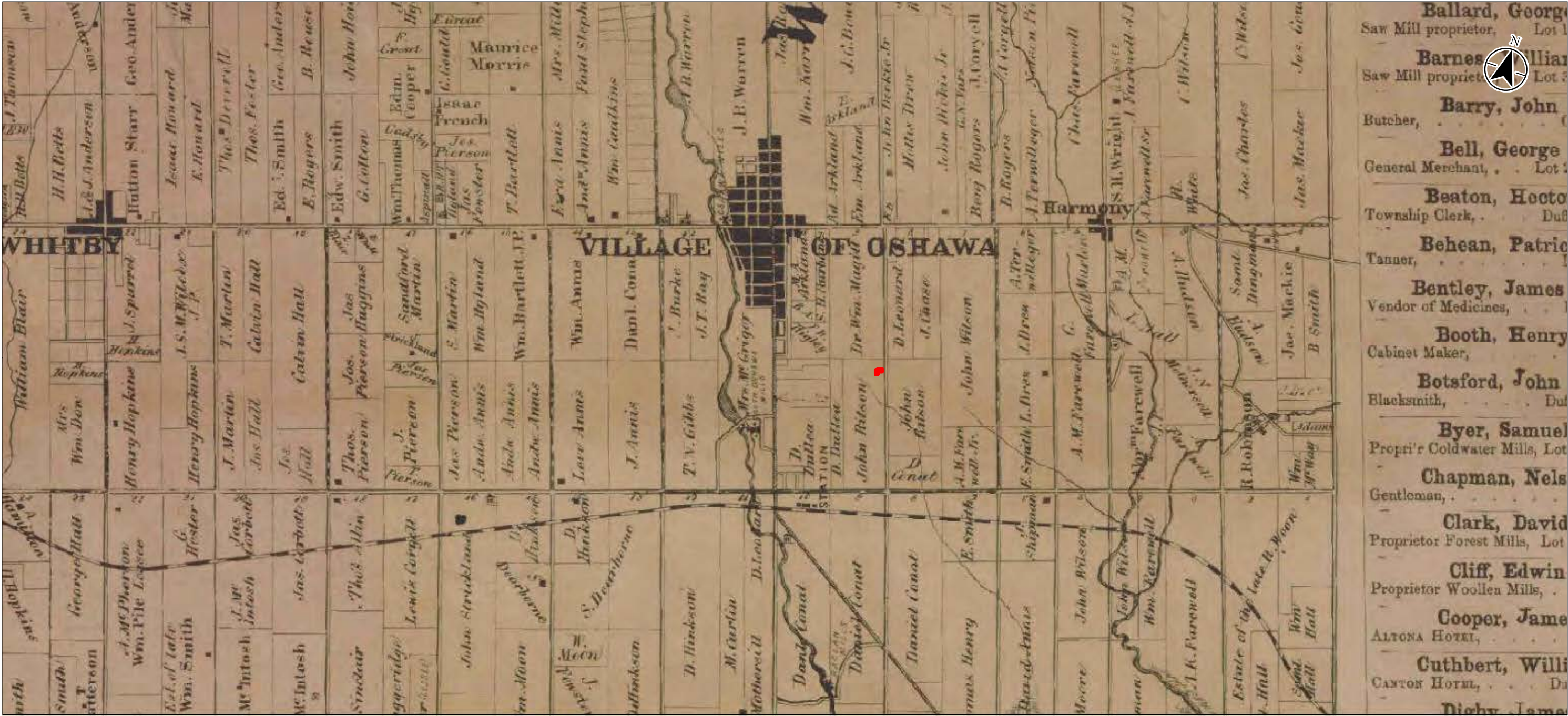
The residence at 356 Ritson Road South first appears in city directories in 1928 with Blazu Chinchu listed as the tenant (Henry Vernon & Son 1928). According to the directory, Blazu worked as a labourer and had a wife named Louisa. George Savich became the tenant in 1929 and the residence was owned by John Hall in 1930, before George Savich became the resident again from 1931-1934 (Vernon Directories Ltd 1929 to 1934). No occupation was listed for Mr. Savich in 1929 but beginning in 1931 he is listed as a labourer and by 1934 he had married a woman named Mary and was working at General Motors. Mr. Hall worked for the City of Oshawa in 1930.

Nick Andrinowich was listed as the owner and occupant in 1935 (Vernon Directories Limited 1935). He worked for General Motors and had a wife named Mary. Mr. Andrinowich continued to live in the house until 1966 or 1967 (Vernon Directories Limited 1966). In 1937, the directory indicates that Mr. Andrinowich took on three tenants (Vernon Directories Limited 1937). He had at least one tenant every year for which a directory was available, with the exception of 1942. Fire insurance mapping from 1948 depicts the one storey, brick wing at the rear of the residence that was likely added as an addition sometime after the structure's initial construction (Figure 5).

In 1950 and 1951, the directories note that a man named George Andrinowich, possibly Nick and Mary's son, was a student living at 356 Ritson Road South. George is listed as living at 356 Ritson Road South again in 1955 and he was working for Werner Co. at this time. He was listed again in 1956 as a student. Mary is no longer listed in the directory in 1956 and her name does not appear again. Nick is listed as working for General Motors until 1963, after which he has no occupation listed in the directory. In 1968 and 1969, the directory lists five tenants but Nick Andrinowich is no longer listed as the owner for the property and the available directories end in 1969 (Vernon Directories Limited 1968, 1969). The residence is still a multi-unit rental property.



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Revised: 2023-02-23 By: bowmer



Legend
 Study Area

Notes
1. Source: Shier, John. 1860. Tremaine's Map of the County of Ontario, Upper Canada. Toronto: George C. Tremaine.
2. Map is not to scale.

Disclaimer: This figure has been prepared based on information provided by others as cited under the Notes section. Stantec has not verified the accuracy and/or completeness of this information and shall not be responsible for any errors or omissions which may be incorporated herein as a result.



Project Location
Region of Durham
165011019 REVA
Prepared by BCC on 2023-02-23
Technical Review by BCC on 2023-01-23

Client/Project
METROLINX, OSHAWA TO Bowmanville RAIL
SERVICE EXTENSION PROJECT
CULTURAL HERITAGE EVALUATION REPORT—356
RITSON ROAD SOUTH, OSHAWA

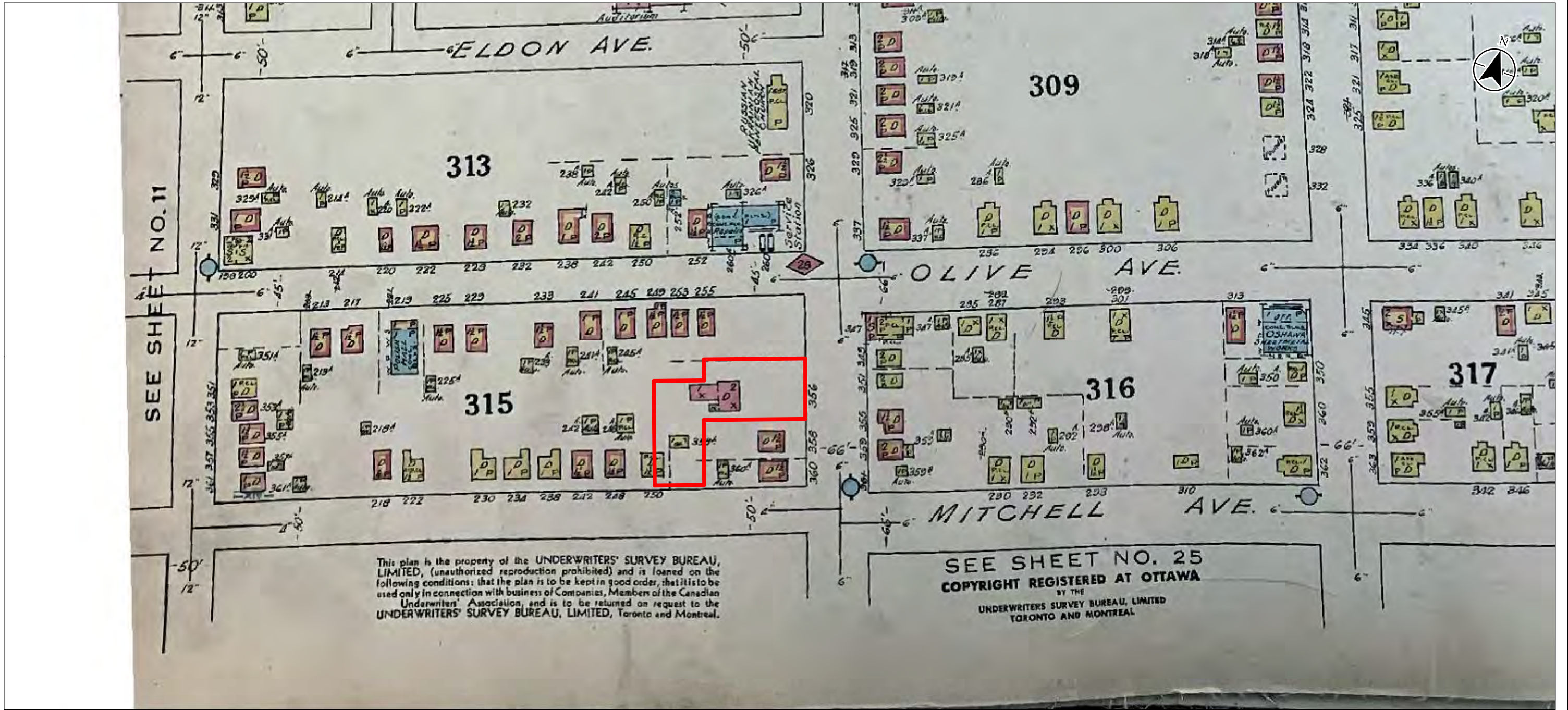
Figure No.

3

Title

Historical Mapping, 1860

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Legend
 Study Area

Notes

1. Source: Canadian Underwriters' Association. 1948. Insurance Plan of the City of Oshawa, Sheet 11. Toronto: Canadian Underwriters' Association.
2. Map is not to scale.

Disclaimer: This figure has been prepared based on information provided by others as cited under the Notes section. Stantec has not verified the accuracy and/or completeness of this information and shall not be responsible for any errors or omissions which may be incorporated herein as a result.



Project Location 165011019 REVA
Region/Municipality Prepared by BCC on 2023-02-23
of Durham Technical Review by BCC on 2023-01-23

Client/Project
METROLINX, OSHAWA TO BOWMANVILLE RAIL
SERVICE EXTENSION PROJECT
CULTURAL HERITAGE EVALUATION REPORT—356
RITSON ROAD SOUTH, OSHAWA

Figure No.

5

Title

Fire Insurance Plan, 1948

6 Discussion of Design or Physical Value

6.1 Description of Property

The residence is a two-storey structure with a rectangular plan, side gable roof with asphalt shingles, and a shed roof addition and gable roof addition on the rear (west) façade (Photo 2). The exterior of the residence is red brick with a common bond containing Flemish style headers (Brick Industry Association 1999) (Photo 3). The front (east) façade of the residence is symmetrical in composition (Photo 4). The second storey contains a fenestration consisting of three 15-pane vinyl sash windows with segmental arch openings, painted brick drip moulds, modern sills, and wood shutters (Photo 5 and Photo 6). The first storey contains a principal entrance that is centred on the façade and accessed via a partial width porch. The principal entrance consists of a painted brick frontispiece flanked by wood shutters and two composite or wood doors leading to residential units. The original configuration of the main entrance was likely modified when the residence was converted into apartments. The partial width porch contains wood support columns with bargeboard and a wood railing with spindling. The entrance is flanked by two 15-pane vinyl sash windows with segmental arch openings, painted brick drip moulds, modern sills, and wood shutters (Photo 7).

The north façade of the residence consists of the principal section of the residence and the north façade of the gable roof addition. The principal section contains a second storey with a fenestration of two 9/9 vinyl sash windows with segmental arch openings, painted brick drip moulds, modern sills, and wood shutters. The principal section of the first storey contains a single 9/9 vinyl sash window with a segmental arch opening, painted brick drip mould, modern sill, and wood shutters. To the west of the window is a former window opening that has been converted into a basement entrance. The painted brick drip mould of the former window opening remains in place. The north façade of the gable is clad in red brick with a stretcher bond and contains a 9/9 window with wood window surrounds. The window sash cannot be determined due to distance from roadway and vegetation (Photo 8).

The south façade consists of the principal section of the residence, the south façade of the shed roof addition, and the south façade of the gable roof addition. The principal section contains a second storey and first storey fenestration consisting of two 9/9 vinyl sash windows with segmental arch openings, painted brick drip moulds, modern sills, and wood shutters. The south façade of the shed roof addition is clad in vinyl siding and contains a vinyl sash 6/6 window with vinyl window surrounds. The south façade of the gable roof addition is clad in vinyl siding and contains a wood or composite entrance door (Photo 9 and Photo 10).



The west (rear) façade of the residence contains the principal section of the residence and the west facades of the gable roof and shed roof additions. The west façade of the principal section of the residence contains two small square 2/2 vinyl sash windows with red brick soldier courses and sills. The west façade of the shed roof addition is clad in vinyl siding and contains an entrance door with a metal and glass screen door and composite or wood main door. The west façade of the gable roof addition is clad in vinyl siding and contains a modern vinyl sash window (Photo 11).

The property is landscaped with a lawn that slopes upwards from Ritson Road South to the residence. A concrete staircase and walkway leads to the main entrance of the residence from Ritson Road South. To the north of the staircase is a parking area (Photo 12). An additional parking area is also located off Mitchell Avenue. The property is also landscaped with foundation plantings, shrubs, and a timber fence (Photo 13).



Photo 2: General view showing massing, roof pitch, and chimneys, looking south



Photo 3: Common bond brick with Flemish header details, looking west



Photo 4: Front façade symmetrical composition, looking west



Photo 5: Second storey fenestration, looking west

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Photo 6: Representative window details, looking west



Photo 7: Windows and entrance, looking west



Photo 8: North façade, looking south

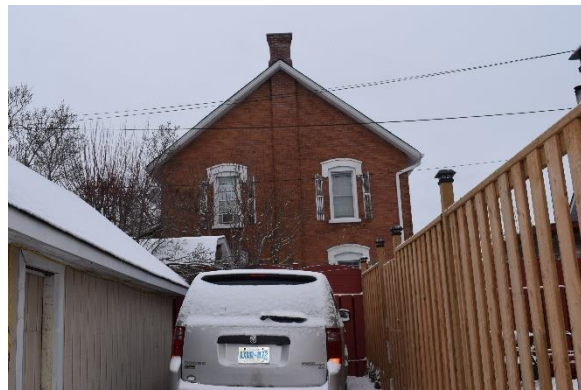


Photo 9: South façade, looking north



Photo 10: North façade, showing partial view of first storey fenestration and south façade of shed roof addition, looking northeast



Photo 11: Rear façade, looking north



Photo 12: Walkway, slope, and parking area, looking west



Photo 13: Rear parking area showing parking, shrubs, and fence, looking north

6.2 Architectural Discussion

The residence at 356 Ritson Road South is an example of an Ontario vernacular structure that retains the balance and overall symmetry of a Georgian style structure and includes limited Italianate elements. The Georgian style was popular in Ontario between its settlement by Loyalists in the 1780s until about 1860. The style is characterized by the use of symmetry, balanced proportions, and the avoidance of excessive architectural embellishments (Blumenson 1990: 5). The Italianate style was popular in Ontario between 1850 and 1900. Italianate design is generally more ornate than Georgian architecture and frequently used brackets, deep eaves, dichromatic effects, and segmental arch window openings (Blumenson 1990: 58).

Residences which combined the conservative composition of the Georgian style with limited Italianate features were popular in Ontario during the mid to late 19th century (Blumenson 1990: 59). The residence at 356 Ritson Road South is overall Georgian in composition and symmetry but includes Italianate style drip moulds and segmental arch window openings that were rarely used in mid-19th century Georgian architecture in Ontario.

6.3 Integrity Discussion

The residence at 356 Ritson Road South retains an overall high degree of heritage integrity. The front façade remains readily recognizable as a mid to late 19th century residence with Georgian and Italianate design elements. The residence retains its original red brick, segmental arch window openings, and drip moulds. While the original windows have been replaced by vinyl sash windows, these replacement windows are overall sympathetic to the structure. While the residence does contain additions, they have been placed at the rear of the structure. Within Oshawa, Ontario vernacular residences that combine Georgian and Italianate design features are rare. The *Heritage Oshawa Inventory* only contains two other examples of this style, 742 Simcoe Street North and 852 Simcoe Street North.



7 Discussion of Contextual Value

The property is located on the west side of Ritson Road South between Olive Avenue and Mitchell Avenue. Ritson Road South is a four-lane asphalt paved roadway with concrete curbs and concrete sidewalks. The east side of the roadway is lined with timber utility poles with municipal streetlighting; the west side of the roadway contains free standing streetlighting fixtures. The general character of this part of Ritson Road South predominantly consists of early 20th century detached residences and some examples of early 20th century commercial structures and a mid-20th century church (Photo 14 and Photo 15).

Along the west side of Ritson Road South, the topography slopes down towards the roadway from the residences (Photo 16). As a result, the residence at Ritson Road South is accessed from the street by a concrete staircase (Photo 17). Parking access for the property is also located off Mitchell Avenue. This roadway is a two-lane asphalt paved roadway with concrete curbs and concrete sidewalks. Timber utility poles with municipal streetlighting run along the south side of the roadway. The general character of Mitchell Avenue is residential and contains early 20th century detached residences (Photo 18).



Photo 14: Ritson Road South, looking north



Photo 15: Ritson Road South, showing early 20th century residences, looking west

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Photo 16: Terrain along Ritson Road South, looking south



Photo 17: Concrete staircase, looking west



Photo 18: Mitchell Avenue, looking west

8 Evaluation

8.1 Ontario Regulation 9/06

Table 2 provides the findings of the evaluation according to O. Reg. 9/06 (Government of Ontario 2023).

Table 2: O. Reg 9/06 Evaluation

Criteria of O. Reg. 9/06 (amended by O. Reg 569/22)	Yes/No	Comments
1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method	Yes	The property contains a rare example within Oshawa of an Ontario vernacular structure with Georgian and Italianate design influence. These types of conservatively styled residences which blend the Georgian and Italianate styles were built in Ontario during the mid to late 19 th century.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No	The assembly and execution of materials, construction methods, and spatial arrangements of the residence are typical for mid to late 19 th century residences.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	No	The residence does not demonstrate technical expertise in its construction methods or any innovations in design or construction.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	No	The property is historically associated with the Ritson family. John Ritson was an important early settler and educator in the area. However, the structure at 356 Ritson Road South was built and occupied by his son William Ritson. Historical research does not indicate that William made a strong or notable contribution to the development of Whitby Township or Oshawa.



Criteria of O. Reg. 9/06 (amended by O. Reg 569/22)	Yes/No	Comments
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	No	The property a residence that is currently multi-unit housing. It has been modified over time and does not provide new information about the history of Oshawa or a community in Oshawa.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	No	The architect or builder is unknown.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	No	The general character of this part of Ritson Road South predominantly consists of early 20 th century detached residences and some examples of early 20 th century commercial structures. The 19 th century residence stands in contrast to the streetscape.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	No	The residence is part of a former farmstead and subsequent development in the area has severed it from this former land use.
9. The property has contextual value because it is a landmark.	Yes	The residence is located at the corner of Ritson Road South and Olive Avenue. The residence is particularly notable and memorable on this part of Ritson Road South due to its location on a small rise in elevation, deep setback, large lawn, and the relatively large size of the residence compared to other structures in the area.

8.2 Ontario Regulation 10/06

Table 3 provides the findings of the evaluation according to O. Reg. 10/06 (Government of Ontario 2006).



Table 3: O. Reg 10/06 Evaluation

Criteria in O. Reg. 10/06	Yes/No	Comments
1. The property represents or demonstrates a theme or pattern in Ontario's history.	No	The property contains a mid to late 19 th century Ontario vernacular residence that blends elements of the Georgian and Italianate styles. These types of residences were commonly built in southern Ontario during the mid to late 19 th century. The property does not contribute to an influential evolution or pattern of development in Ontario.
2. The property yields, or has the potential to yield, information that contributes to an understanding of Ontario's history.	No	The property contains a mid to late 19 th century Ontario vernacular residence that blends elements of the Georgian and Italianate styles. These types of structures remain common in Ontario and the property does not have the potential to yield information that contributes to a greater understanding of Ontario's history.
3. The property demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage.	No	The property contains a mid to late 19 th century Ontario vernacular residence that blends elements of the Georgian and Italianate styles. These types of residences were commonly built in southern Ontario during the mid to late 19 th century. Therefore, the property does not demonstrate an uncommon, rare, or unique aspect of Ontario's history.
4. The property is of aesthetic, visual or contextual importance to the province.	No	The property does not contain vantage points or views that are essential to the visual setting and the property was not designed to evoke an emotional response.
5. The property demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.	No	The residence uses typical mid-to late 19 th century building practices.



Criteria in O. Reg. 10/06	Yes/No	Comments
6. 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.	No	The property was not found to have important symbolic, historical, social, or cultural meaning within the province or with a community that is found within more than one part of the province.
7. 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.	No	The property is historically associated with William Ritson. There is no indication he made a strong or notable contribution to the development of Ontario.
8. The property is located in unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	No	The property is located in the City of Oshawa, Regional Municipality of Durham.

8.3 Recommended Outcome of Evaluation

A provincial heritage property (PHP) is a property that meets one or more criteria of O. Reg. 9/06, and a provincial heritage property of provincial significance (PHPPS) must meet one or more criteria of O. Reg. 10/06, regardless of the criteria met under O. Reg. 9/06.

Based on the evaluation of 356 Ritson Road South against O. Reg. 9/06 and O. Reg. 10/06 it is recommended that 356 Ritson Road South be considered a PHP as it meets two criteria of O. Reg. 9/06. The evaluation concluded that the 356 Ritson Road South is a rare example within Oshawa of a mid to late 19th century Ontario vernacular structure with Georgian and Italianate design influence. The property is also a landmark along Ritson Road South due to its location on a small rise in elevation, setback with lawn, and the relatively large size of the residence. Therefore, the CHER recommends that 356 Ritson Road South be deemed a PHP. The property was not determined to be a PHPPS.



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On February 16, 2023, the Metrolinx Heritage Committee (MHC) met to discuss the findings of the CHER. The MHC determined that the property met criteria 1 and 9 of O. Reg. 9/06 and no criteria of O. Reg. 10/06. Therefore, 356 Ritson Road South is a Metrolinx PHP and not a PHPPS.



9 Draft Statement of Cultural Heritage Value or Interest

Description of Property

Located in the City of Oshawa, in the Regional Municipality of Durham, 356 Ritson Road South is located on the west side of Ritson Road South just south of the intersection of Olive Avenue and Ritson Road South. The property contains a mid- to late 19th century Ontario vernacular structure. The structure is set upon a small rise in elevation and when compared to other structures in the area is deeply set back from the roadway.

Statement of Cultural Heritage Value

The property at 356 Ritson Road South contains a two-storey residence that was built between approximately 1862 and 1880. The residence is a rare example in Oshawa of an Ontario vernacular structure with Georgian and Italianate design influence. These types of conservatively styled residences which blend the Georgian and Italianate styles were built in Ontario during the mid to late 19th century.

The residence is located on a small rise in elevation and contains a large lawn and deep setback unusual for this part of Ritson Road South. In addition, the residence is notably larger in scale and size relative to other structures along Ritson Road South. As a result, the residence is a particularly notable and memorable landmark along this part of Ritson Road South.



Heritage Attributes

- Residence
 - Two-storey structure
 - Medium pitched side gable roof with bookend brick chimneys
 - Red brick exterior
 - Segmental arch window openings with brick drip moulds
 - Symmetrical front (east) façade
- Location atop a small rise in elevation fronting Ritson Road South
- Deep setback and lawn fronting Ritson Road South



10 Data Sheet

Property Data Sheet

Field	Property Data
Property Name	William Ritson House
Municipal Address	356 Ritson Road South
Municipality:	City of Oshawa
Lat/Long:	43° 53'25.48 North 78° 50'59.97 West
PIN	16370-0201
Ownership:	Private
Aerial Photograph:	
Current Photograph:	
Date of Construction:	<i>Circa 1862-1880</i>



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Field	Property Data
Date of Significant Alterations:	<i>circa 1937</i> : Main entrance modified when converted to multi-unit apartment
Architect/Designer/Builder:	Unknown
Previous Owners(s) or Occupants:	William Ritson Annie Ritson
Current Function:	Residence
Previous Function:	Residence
Heritage Recognition/Protection:	Listed, Class A
Local Heritage Interest:	None Identified
Adjacent Lands:	None Identified



11 Chronology

The following chronology indicates important dates, periods, and events in the evolution of 356 Ritson Road South and the surrounding area:

- **1791-1795:** The Township of Whitby is surveyed and opened for settlement
- **1849:** Following a period of steady growth, Oshawa is incorporated as a Village
- **1854:** The Grand Trunk Railway constructs a line just south of Oshawa and Bowmanville
- **1857:** The Township of Whitby is divided into Whitby Township and East Whitby Township, Oshawa and the Study Area become part of East Whitby Township
- **1862:** John Ritson dies, leaving the Study Area to his son William who likely built the residence at 365 Ritson Road South sometime between 1862 and 1880.
- **1879:** Oshawa is incorporated as a Town
- **1899:** William Ritson passes away
- **1911-1912:** William's wife Annie passes away in 1911 and Plan No. 147 is filled to subdivide the Ritson Estate
- **1912:** The Canadian Pacific Railway line is built through Oshawa
- **1924:** Oshawa is incorporated as a City
- **1937:** City Directories indicate that this is the first year 356 Ritson Road South was a multi-tenant rental property
- **1974:** Regional Municipality of Durham is established and the remainder of East Whitby Township is annexed into the City of Oshawa.



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**Addendum to Oshawa to Bowmanville Rail Service Extension Project: Cultural Heritage
Evaluation Report—356 Ritson Road South, Oshawa**

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Appendices



Appendix A Heritage Personnel Qualifications



Lashia Jones, MA, CAHP: Lashia Jones is a Senior Cultural Heritage Specialist and member of Stantec's Environmental Services Team, with experience in identifying, evaluating and planning for cultural heritage resources. Ms. Jones is a member of the Canadian Association of Heritage Professionals, and has a Master's Degree in Canadian Studies from Carleton University, specializing in Heritage Conservation. Ms. Jones has worked for both public and private sector clients, providing a variety of cultural heritage services including heritage impact assessments, cultural heritage evaluations, inventories of cultural heritage resources, heritage conservation districts, heritage master plans, conservation plans and cultural heritage bridge evaluations. Ms. Jones is well versed with local, provincial and national tools for the identification, evaluation and planning best practices for cultural heritage resources, including the Ontario Heritage Act, Provincial Policy Statement, Planning Act, Environmental Assessment Act, Ontario Heritage Tool Kit, Standards and Guidelines for the Conservation of Provincial Heritage Properties and the Standards and Guidelines for the Conservation of Historic Places in Canada. Lashia's role on various project types has given her experience in public engagement and consultation, constructive dialogue with clients, heritage committees, local councils and multi-disciplinary project teams

Frank Smith, MA, CAHP: Frank Smith is a Cultural Heritage Specialist with over seven years of experience in detailed historical research, interpretation, and conservation of cultural heritage resources. Frank attained his Bachelor of Arts degree *magna cum laude* in history from Adelphi University in Garden City, New York and his Master of Arts degree in history (public history stream) from Western University in London, Ontario. Before joining Stantec, he was the Curator of the John P. Metras Sports Museum and Research Assistant for the Census of Canada 1891 project. Since joining Stantec, Frank has assisted in the completion of dozens of environmental assessment reports, including reports for Metrolinx, Canadian National Railways, and Canadian Pacific Railways. Frank has evaluated dozens of railway corridors and evaluated thousands of properties adjacent to railway corridors. Frank is a member of the Canadian Association of Heritage Professionals.

Jenn Como, BA: Jenn Como is a material culture analyst with Stantec specializing in the archaeology of Euro-Canadian and Indigenous sites in Ontario. She has five years of experience with Stantec including four years performing both lab and fieldwork for archaeological investigations in Ontario and one year focusing on historical research, evaluation of cultural heritage resources, and impact assessments for built heritage projects. She received a Bachelor's degree with an Honors Specialization in Anthropology from Western University in London, Ontario. Jenn's work experience has included municipal, provincial, and federal projects as well as private enterprise projects in such sectors as renewable energy, power transmission, nuclear energy, transportation (including rail, highway, and waterways), housing development, and aggregate projects. Throughout these projects she has positively engaged and liaised with Indigenous groups and community members, co-authored archaeological and cultural heritage assessment reports, completed background research, inventoried and



evaluated impacts to cultural heritage resources, processed and analyzed material culture resources from both Euro-Canadian and Indigenous sites, and provided project support.

Colin Varley, MA, RPA: Colin Varley is a Senior Archaeologist and Heritage Planning Consultant listed with the Register of Professional Archaeologists, and has been a practicing archaeologist for over twenty five years. Colin has managed hundreds of archaeological and heritage assessment projects in Ontario, Nova Scotia, New Brunswick, Prince Edward Island, Labrador and Saskatchewan, including such major projects as: the Samsung Grand Renewable Energy Project in Haldimand County, Ontario; all phases of archaeological assessment at the Canadian War Museum site at LeBreton Flats, Ottawa; six highway projects; over 500 km of natural gas pipeline routes; the proposed Halifax Superport terminal; the Halifax Harbour Solutions sewage treatment project; numerous road and bridge twinning projects; several hydro powerline corridors; the Lower Churchill River hydro project, and a gold mining operation in Niger, West Africa. Colin has completed projects for all levels of government and has been the Project Manager and Key Client Contact for standing services contracts with the National Capital Commission, the City of Hamilton, Infrastructure Ontario and the City of Ottawa. Outside of his professional consulting work, Colin has also been a member of the Township of Tiny Heritage and Historical Committee and the City of Ottawa's Heritage Advisory Committee, acting as Vice-Chair in 2003-2004. He was also a member of the City of Ottawa Heritage Master Plan Workgroup.

