

Appendix A7-14
Cultural Heritage Evaluation Report:464
Ritson Road South, Oshawa





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

Final Report

August 24, 2023



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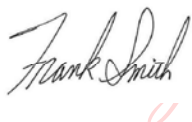
Project Number:
165011019

Limitations and Sign-off

The conclusions in the report titled Addendum to Oshawa to Bowmanville Rail Service Extension Project: Cultural Heritage Evaluation Report—464 Ritson Road South 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 464 Ritson Road South in the City of Oshawa, Regional Municipality of Durham. The property was identified as a potential built heritage resource 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, permanent easement, and/or temporary 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).

In 1955, Oshawa's Slovak Greek Catholic community began the construction of a church on the land they purchased in 1953 adjacent to the Slovak National Hall. By 1956, the Protection of the Mother of God Church was completed. The church continues to operate as a Slovak Greek Catholic Church into the present-day.

The Protection of the Mother of God Church is a single storey structure with a steeply pitched front facing gable roof clad in asphalt shingles. The front (east) façade of the church contains a projecting bay with a pear dome. The exterior of the church is red brick and sits on a poured concrete foundation. A two-storey addition is attached to the rear façade.

An initial site assessment was undertaken from the municipal right-of-way (RoW) on February 3, 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. A second site visit was undertaken on April 11, 2023, again by Frank Smith and Jenn Como. Exterior and interior access was granted to the property, except for the interior of the former rectory, which is currently tenanted. Staff were accompanied by Father Stephen Williams, of the church.

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 464 Ritson Road South against O. Reg. 9/06 and O. Reg. 10/06 it is recommended that 464 Ritson Road South be considered a PHP as it meets two criteria of O. Reg. 9/06. The evaluation concluded that the church at 464 Ritson Road South contains design value as a representative Greek Catholic or Orthodox church and is historically associated with Oshawa's Slovak community. The

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



property is also physically and historically linked with the former Slovak National Hall at 470 Ritson Road South. Therefore, the CHER recommends that 464 Ritson Road South be deemed a PHP. The property was not found to be a PHPPS.

On May 18, 2023 the Metrolinx Heritage Committee (MHC) met to discuss the findings of the CHER. The MHC determined that the property met criteria 1 and 4 of O. Reg. 9/06 and did not agree that criterion 8 had been met. MHC found that no criteria of O. Reg. 10/06 had been met. Therefore, 464 Ritson Road South is a 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 April 20, 2023	Draft Report	Frank Smith	Lashia Jones	Meaghan Rivard
2 April 27, 2023	Draft Report	Frank Smith	Lashia Jones	Meaghan Rivard
3 May 26, 2023	Draft Report	Frank Smith	Lashia Jones	Meaghan Rivard
4 August 24, 2023	Final Report	Frank Smith	Lashia Jones	Meaghan Rivard



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Appendix A Heritage Personnel Qualifications



Project Personnel

Project Manager:	Alex Blasko, B.Sc. (Hon.)
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GIS Specialist:	Brian Cowper
Administrative Assistant:	Sarah Hilker
Quality Reviewer:	Lashia Jones, MA, CAHP
Independent Reviewer:	Meaghan Rivard, MA, CAHP

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
CPR	Canadian Pacific Railway
MA	Master of Arts
MCM	Ministry of Citizenship and Multiculturalism
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 464 Ritson Road South in the City of Oshawa, Regional Municipality of Durham (Figure 1 and Figure 2). The property was identified as a potential built heritage resource 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, permanent easement, and/or temporary easement on the property.

1.2 Historical Summary

In 1955, Oshawa's Slovak Greek Catholic community began the construction of a dedicated church on the land they purchased in 1953 adjacent to the Slovak National Hall (Oshawa Museum 2023a). City directories from 1955 indicate that construction of the church was underway at the time. By 1956, the Protection of the Mother of God Church was completed (Vernon Directories Limited 1956: 529). The church continues to operate as a Slovak Greek Catholic Church into the present-day.

1.3 Description of Property

The property at 464 Ritson Road South contains a church. The church is a single storey structure with a steeply pitched front facing gable roof clad in asphalt shingles. The front (east) façade of the church contains a projecting bay with a pear dome (Olenkov et al 2018). The exterior of the church is red brick and it sits on a poured concrete foundation. A two-storey addition is attached to the rear façade (Photo 1).





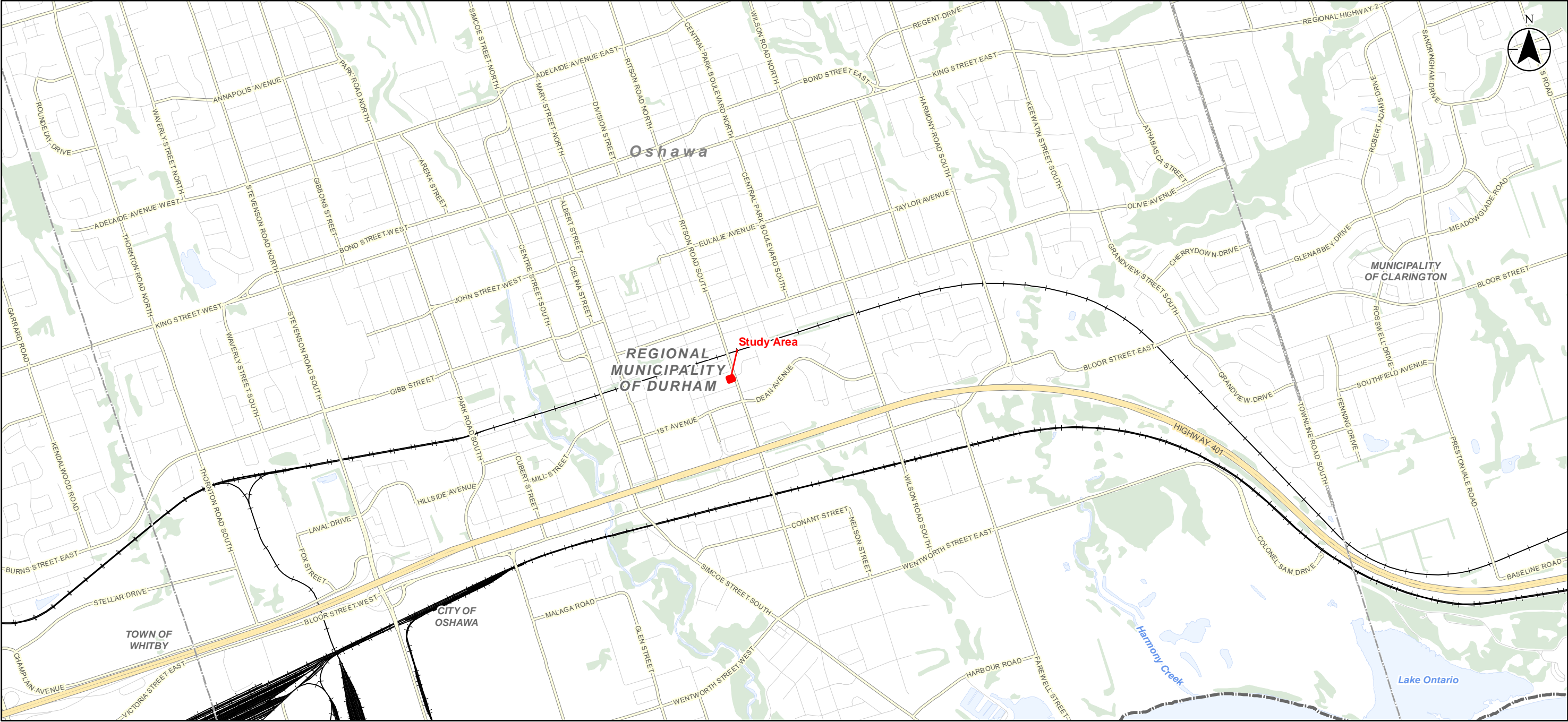
Photo 1: 464 Ritson Road South, looking north

1.4 Current Context

The property is situated on the west side of Ritson Road South between Beatty Avenue and Graburn Avenue. Adjacent to the Study Area, Ritson Road South begins an incline in elevation towards the bridge which brings Ritson Road South over the CPR tracks. The general character of this part of Ritson Road is mixed and the streetscape contains residences, vacant lots, commercial buildings, and industrial buildings.

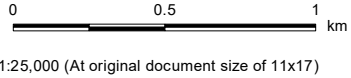
The property at 464 Ritson Road South is located adjacent to the former Slovak National Hall at 470 Ritson Road South. These properties share a historical relationship with the Slovak community of Oshawa and a physical link through their shared asphalt parking lot and proximity.

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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.

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



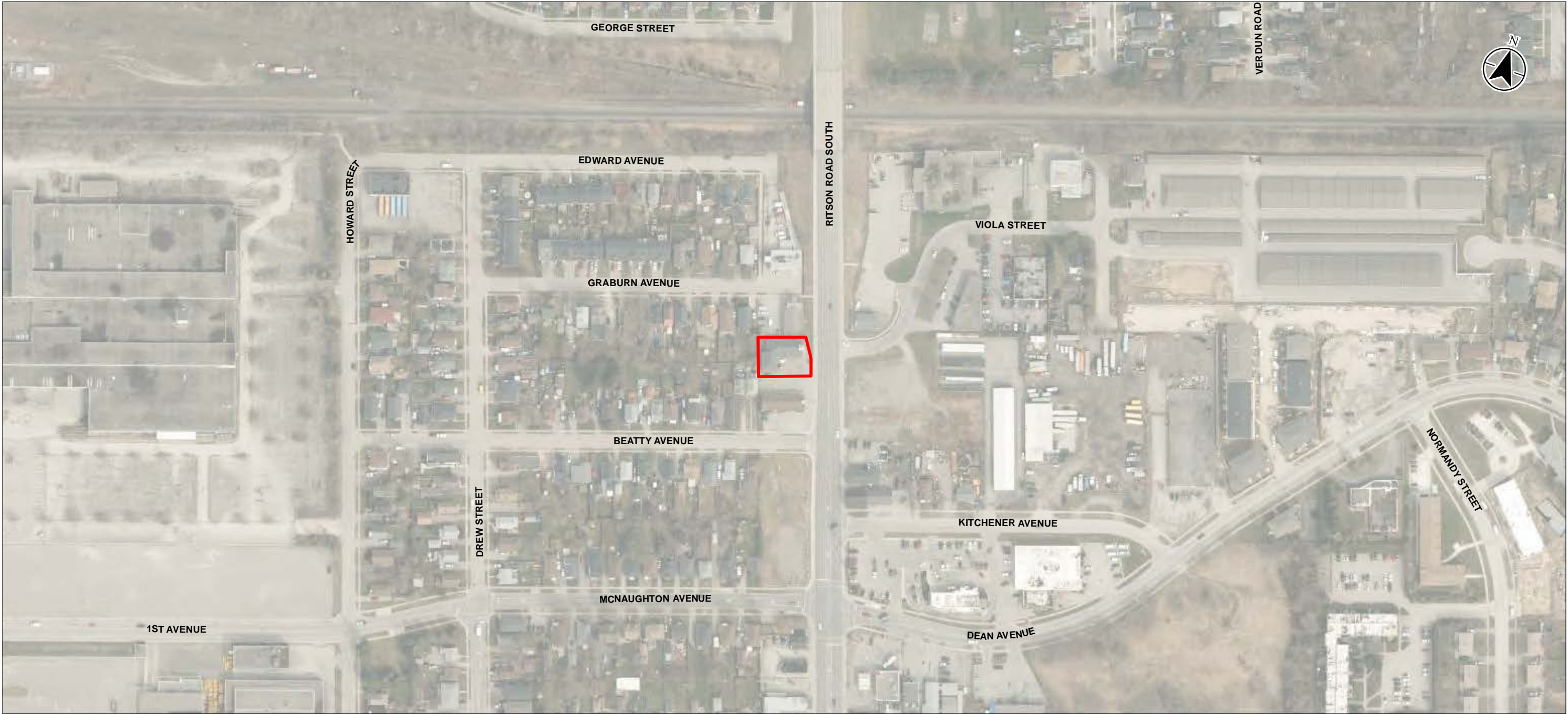
Project Location
Region Municipality
of Durham

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—464
RITSON ROAD SOUTH, OSHAWA

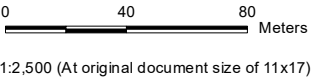
Figure No.
1
Title
Location of the Study Area

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Legend

Study Area



Project Location 165011019 REVA
Region of Durham 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—464
RITSON ROAD SOUTH, OSHAWA

Figure No.

2

Title
Study Area

- Notes**
1. Coordinate System: NAD 1983 CSRS MTM 10
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 3. Orthoimagery © First Base Solutions, 2018. Imagery Date, 2019.

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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 and photography from 1860, 1877, 1930, and 1966 were reviewed.

² In 2023, O. Reg. 9/06 was amended by O. Reg. 569/22



2.2.2 Field Program

An initial site assessment was undertaken from the municipal right-of-way (RoW) on February 3, 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. A second site visit was undertaken on April 11, 2023, by Frank Smith and Jenn Como. Exterior and interior access were granted to the property, except for the interior of the former rectory, which is currently tenanted. Staff were accompanied by Father Stephen Williams, of the church.



3 Heritage Recognitions

3.1 Municipal

The property has no municipal heritage status (City of Oshawa 2022a).

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 to identify previous heritage recognitions within the project area. Neither the MCM nor OHT identified 464 Ritson Road South as a cultural heritage resource. The church 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 the Study Area 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 (Canada's Historic Places 2023; Parks Canada 2023). Following a review of both databases, the Study Area was not found to have previous 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 the Study Area, the City of Oshawa, Oshawa Museum, and the Protection of the Mother of God Church 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 material specific to this property.
Oshawa Museum	Jennifer Weymark, Archivist	No response received from Oshawa Museum.
Protection of the Mother of God Church	Father Stephen Williams	Father Stephen Williams escorted Stantec staff through the site to provide context and interpretation. In addition, he showed staff an interpretive display board containing information about the history of the church.



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, 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 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 (Sampson 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 2023).



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, 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 property is historically located on Lot 9, Concession 1. Historical mapping from 1860 indicates the south half of this lot, which contains the Study Area, was occupied by John Ritson (Figure 3). John Ritson was an early settler in Whitby Township and was an educator and farmer (Terech 2015). After the death of John Ritson, the south half of the lot was occupied by his son William Ritson. Historical mapping from 1877 shows William Ritson as the occupant of the Study Area and much of the south half of Lot 9, Concession 1 (Figure 4). William Ritson died in 1899 and his wife Annie remained on the property until her death in 1911 (Find-A-Grave 2023a; Oshawa Vindicator 1911). Following her death in November 1911, Plan 148 was registered to subdivide the parcel for future development (Find-A-Grave 2023b; OnLand 2023).

The Study Area is located on part of Lots 56 to 59 of Plan 148, known as the Ritson Estate Plan (OnLand 2023). Topographic mapping from 1930 shows that much of the present-day street grid on the western side of Ritson Road South between the Canadian Pacific Railway (CPR) tracks and Canadian National Railway (CNR) tracks had been laid out although undeveloped at the time (Figure 5). In 1953, the property containing the Study Area was sold to the trustees of the Slovak Greek Catholic Church of the Protection of the Blessed Virgin Mary (OnLand 2023).

Between 1920 and 1938, approximately 35,000 Slovaks immigrated to Canada and settled in mostly Ontario and Quebec. Immigration from Czechoslovakia to Canada continued until 1948 when the communist government banned emigration (Slovak Canadian Heritage Museum 2023). Between 1931 and 1951, Oshawa's population of Czech or Slovak descent increased from 118 to 487 (Dominion Bureau of Statistics 1933; 1953). Many of Oshawa's Slovak community were employed at General Motors (Oshawa Museum 2018).



While nearly three quarters of Slovaks were adherents to Roman Catholicism, other Christian denominations included Greek Catholics, Calvinists, or Lutherans. During the early 20th century in Canada, Greek Catholicism was predominantly practiced by Ukrainians. In 1921, the first Slovak Greek Catholic parish in Canada was founded in Lethbridge, Alberta as part of the Ukrainian Eparchy³ of Edmonton. In Ontario and Quebec, Slovak Greek Catholic churches in Windsor and Montreal were included as part of the Ukrainian Eparchy in Toronto. In 1951, efforts began to organize a distinct Slovak Greek Catholic Eparchy. This drive was led by the Reverend Michael Rusnak, a recent refugee from communist rule in Czechoslovakia. Together with other refugees he established parishes in Welland, Hamilton, Toronto, and Oshawa (Stolarik 2010).

Between 1952 and 1955, church services for Oshawa's Slovak Greek Catholic population were held at the Slovak National Hall, located at the adjacent 470 Ritson Road South (Oshawa Museum 2023 a;b). In 1955, construction began of a dedicated church on land adjacent to the Slovak National Hall purchased by church trustees in 1953 (Oshawa Museum 2023a). City directories from 1955 indicate that construction of the church was underway as the directory noted the existence of an "unfinished church". According to Father Stephen Williams, many of the original church parishioners were General Motors employees, and the church was built by parishioners during a strike at the factory. The church originally had the municipal address 460 Ritson Road South (Vernon Directories Limited 1955: 507).

By 1956, the Protection of the Mother of God Church was completed (Vernon Directories Limited 1956: 529). Fire insurance mapping from 1966 shows the church as a frame structure with a brick veneer and shows its proximity to the Slovak National Hall (Figure 6). In 1968, an addition was built on the rear (west) façade of the church. The addition served as the church rectory but is presently tenanted for residential use. The church continues to operate as a Slovak Greek Catholic Church into the present-day as part of the Exarchy of Ss. Cyril and Methodius of Slovaks of the Byzantine Rite in Canada. The exarchy has parishes in Toronto, Hamilton, Windsor, and Oshawa (Exarchy of Ss. Cyril and Methodius 2023).

According to Father Stephen Williams, between 2008 and 2022, modifications to the church have included the installation of new carpeting and flooring, alongside the installation of an iconostasis between the nave and altar. An undated photograph in the church shows the nave and altar prior to installation of the iconostasis (Plate 1). According to Father Stephen Williams, the church continues to serve the Greek Catholic Slovak community of Oshawa and the surrounding area as well as other people and families who wish to practice Greek Catholicism.

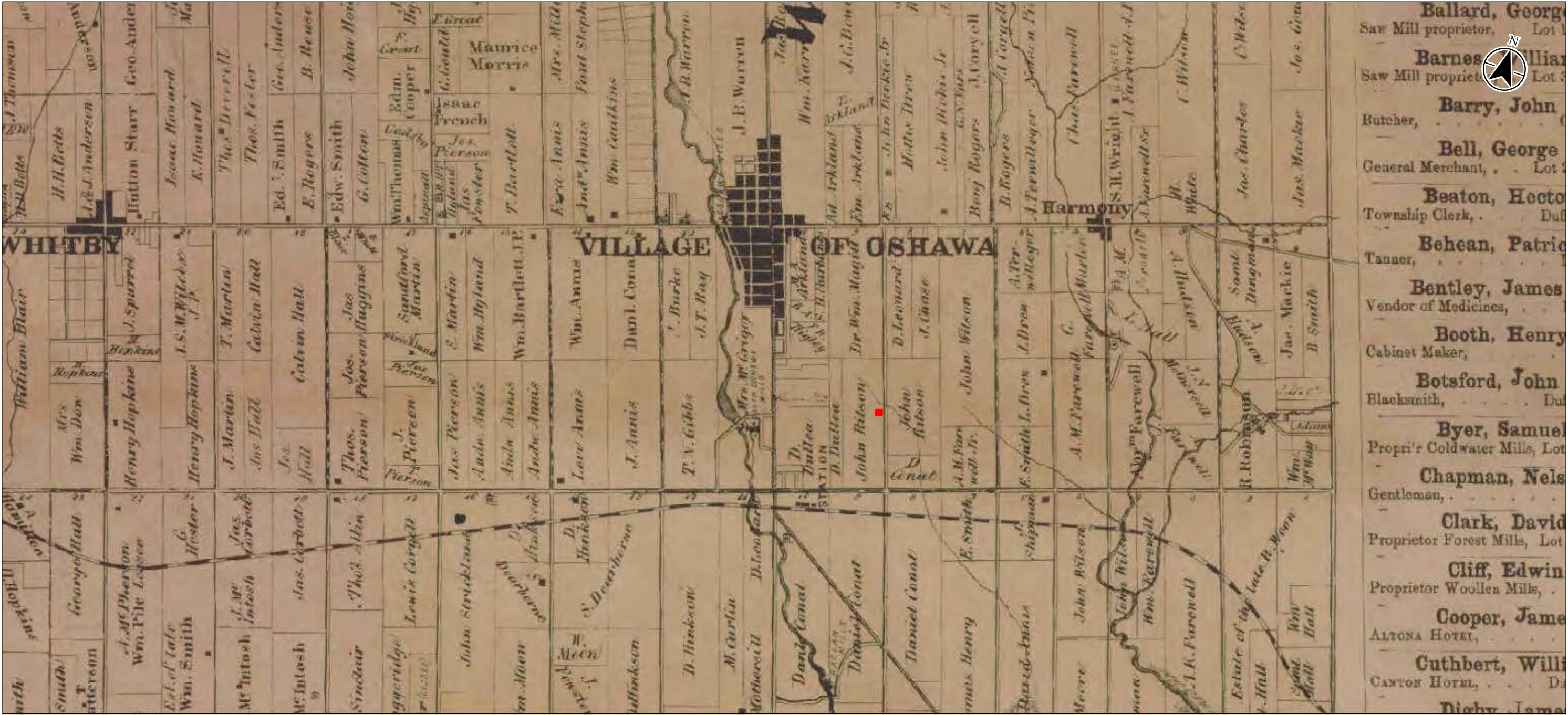
³ An Eparchy is a subdivision in Eastern Christianity that is equivalent to a Diocese (Merriam Webster 2023).






Plate 1: Church interior, circa mid-20th century

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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.



Project Location 165011019 REVA
Region of Durham 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—464
RITSON ROAD SOUTH, OSHAWA

Figure No.

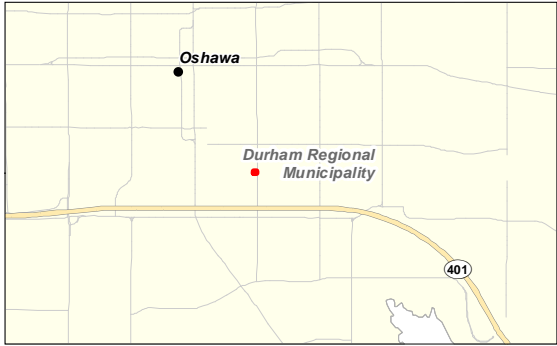
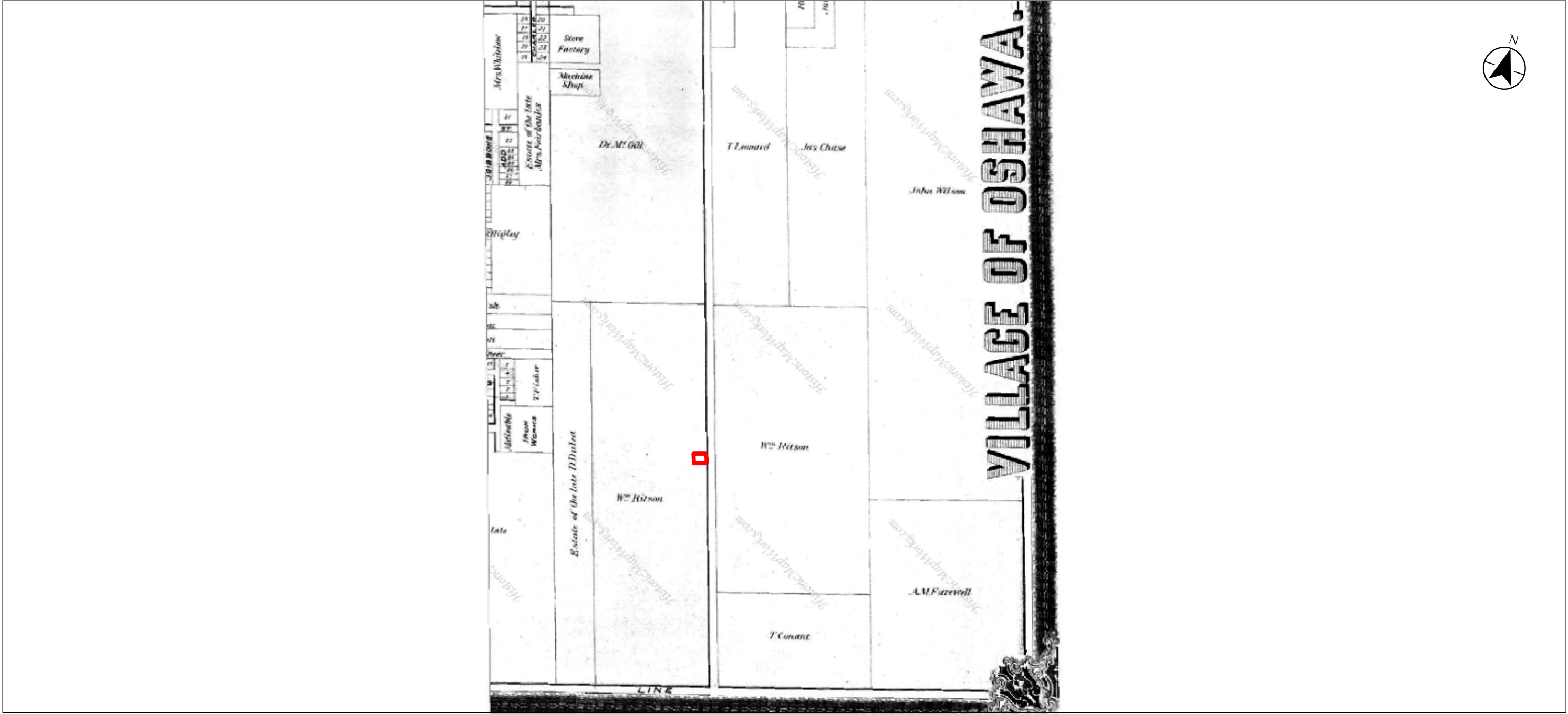
3

Title

Historical Mapping, 1860

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.

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Legend
 Study Area

Notes
1. Source: Beers, J.H. 1877. Illustrated Historical Atlas of the County of Ontario, Ont. Toronto: J.H. Beers & Co.
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—464
RITSON ROAD SOUTH, OSHAWA

Figure No.
4
Title
Historical Mapping, 1877



Legend

Study Area

Notes

1. Source: Department of National Defence. 1930. Topographic Map, Ontario, Oshawa Sheet.

2. Map is not to scale.



Project Location 165011019 REVA
Region of Durham Municipality Prepared by BCC on 2023-02-23
Technical Review by BCC on 2023-01-25

Client/Project
METROLINX, OSHAWA TO BOWMANVILLE RAIL
SERVICE EXTENSION PROJECT
CULTURAL HERITAGE EVALUATION REPORT—464
RITSON ROAD SOUTH, OSHAWA

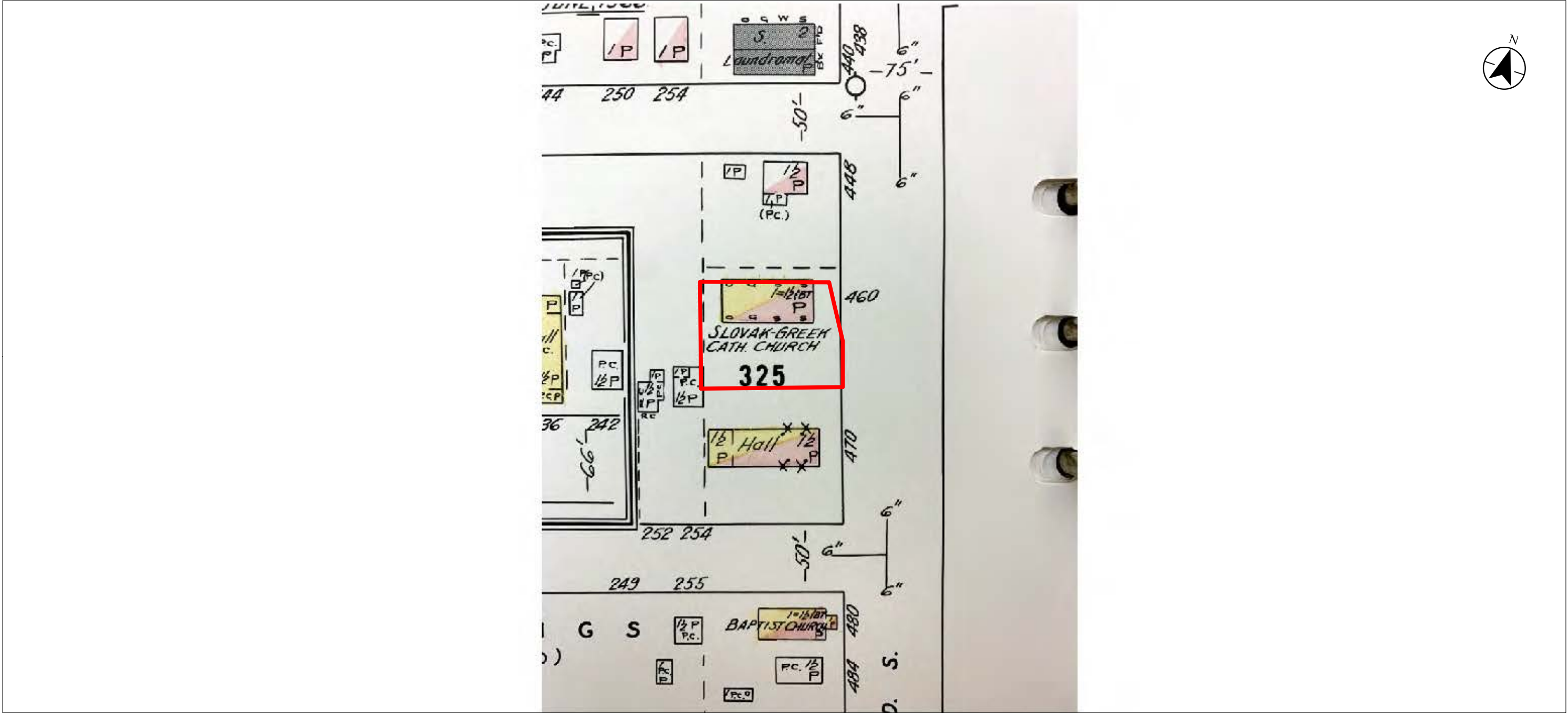
Figure No.

5

Title

Topographic Mapping, 1930

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Legend
 Study Area

Notes
1. Source: Canadian Underwriters' Association. 1966. Insurance Plan of the City of Oshawa, Sheet 52. Toronto: Canadian Underwriters' Association.
2. Map is not to scale.



Project Location: 165011019 REVA
Region of Durham Municipality
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—464
RITSON ROAD SOUTH, OSHAWA

Figure No.: 6
Title: Fire Insurance Plan, 1966

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.

6 Discussion of Design or Physical Value

6.1 Property Description

The property at 464 Ritson Road South contains a single storey church with a steeply pitched front facing gable roof clad in asphalt shingles with a red brick chimney and two pear domes. While one storey in height, the church is comparable in height to two to three storey residential structures. The exterior of the church is red brick with a stretcher bond which sits on a poured concrete foundation. A two-storey addition is attached to the rear façade.

The front (east) façade of the church is symmetrical in composition and contains a projecting bay topped with a pear dome and cross (Photo 2 and Photo 3). Below the dome is a six pane wood sash circular window. Between the principal entrance and circular window are three wood sash Palladian stained glass windows with red brick voussoirs and concrete sills (Photo 4).

The principal entrance is located below the three Palladian windows and is accessed a concrete staircase. The principal entrance contains a stone or concrete frontispiece and two metal doors. Located above the doorway is a depiction of the Virgin Mary and Greek letters which stand for “Mother of God” (Reader’s Guide to Orthodox Icons 2023) (Photo 5 and Photo 6). The projecting bay is flanked by stained glass arched windows with wood sashes, brick voussoirs, and concrete sills (Photo 7 and Photo 8). Located below the windows are five rusticated concrete blocks arranged to form a cross (Photo 9). The south end of the front façade contains a sign for “Catholic Church of the Protection of the Mother of God, 464 Ritson Rd. S. Oshawa ON L1H 5J9” (Photo 10). The southeast corner contains a granite corner stone with a Slovak inscription and an English inscription which read “Patronage of the B.V. [Blessed Virgin] Mary Slovak Greek Catholic Church 1955” (Photo 11).

The north façade of the church contains five bays delineated by red brick buttresses with poured concrete caps. Each bay contains an arched window with fixed upper panes and horizontal sliding lower panes, red brick voussoirs, and concrete sills. The basement level of each bay contains a window opening with a modern vinyl sash window and red brick soldier course (Photo 12).

The south façade of the church contains five bays delineated by red brick buttresses with poured concrete caps. The four westerly bays contain arched windows with fixed upper panes and horizontal sliding lower panes, red brick voussoirs, and concrete sills. The northerly bay contains a secondary entrance with a metal door and red brick soldier course. The basement level contains window openings with a modern vinyl sash window and red brick soldier course (Photo 13 and Photo 14).



The rear (west) façade contains a two storey hip roof addition which projects southward. The exterior of the addition is clad in red brick and angel stone. The east façade of the addition contains a second storey with two vinyl sash horizontal sliding windows with concrete sills and a first storey with a three pane metal sash or vinyl sash picture window with a concrete sill. To the north of this picture window is an entrance with a screen door and modern door with a sidelight. The southeast corner of the addition has a datestone with “1968” (Photo 15). The south façade of the addition contains no windows and a single entrance with a screen door and modern door accessed via a concrete staircase (Photo 16). The rear façade of the addition contains two window openings on the second storey and three window openings on the first storey alongside a window opening which has since been infilled with brick (Photo 17, Photo 18, and Photo 19).

The main floor of the church contains a nave, confessional, altar, sacristy, choir loft, and storage/utility rooms. The east wall of the nave contains storage/utility rooms, a confessional room, and the stairs to the choir loft. The walls contain murals and the stations of the cross. The flooring contains rows of pews and carpeting that was installed in about 2008. The west wall of the nave contains statues of Jesus and Saint Mary. Between the altar and nave is an iconostasis that was installed in the early 2020s (Photo 20 to Photo 21). The ceiling of the nave and choir loft contains hanging light fixtures original to the church (Photo 22). Above the iconostasis is an arch and between the arch and ceiling is a mural of two angels holding a banner in Slovak that approximately translates to “Mother of God Save Us” (Photo 23).

The altar area contains ceiling and wall murals. The centre mural on the west wall contains a depiction of St. Mary and angels and was formerly the location of a window opening that was infilled. Flanking this former window opening are depictions of St. Methodius and St. Cyril (Photo 24 and Photo 25). The flooring of the altar area is laminate. To the south of the altar is the sacristy, which also contained an infilled window opening (Photo 26). To the east of the altar is a storage room with a sink (Photo 27). The altar area was formerly connected to the rectory, but this connection was closed when the rectory was tenanted to residential use.

The basement contains a community hall and kitchen to service the hall. The community hall contains a laminate floor (Photo 28). The kitchen is accessed via a doorway along the west wall of the community hall. The kitchen contains modern appliances and countertops (Photo 29).

The property contains an asphalt parking lot shared with the former Slovak National Hall at 470 Ritson Road South. The topography of the property gently slopes downwards from Ritson Road South towards the church. Between the church and Ritson Road South is a sign for the church (Photo 30 and Photo 31).





Photo 2: Front façade, looking west



Photo 3: Pear dome, looking west



Photo 4: Circular window and projecting bay Palladian windows, looking west



Photo 5: Principal entrance, showing staircase, looking west



Photo 6: Principal entrance details, looking west



Photo 7: North window, looking west



Photo 8: South window, looking west

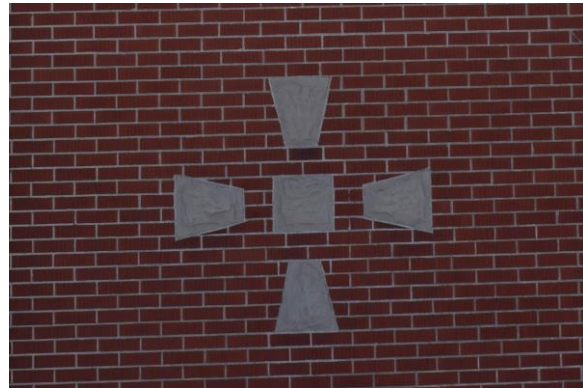


Photo 9: North rusticated block cross, looking west



Photo 10: Cross and sign on south part of front façade, looking west



Photo 11: Date stone, looking west



Photo 12: North façade, looking west



Photo 13: South façade, looking north

**Addendum to Oshawa to Bowmanville Rail Service Extension Project: Cultural Heritage
Evaluation Report—464 Ritson Road South
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August 24, 2023**



Photo 14: Window details, looking north



Photo 15: Rear addition, east façade, looking west



Photo 16: Rear addition, south façade, looking northwest



Photo 17: Rear addition, rear façade, looking north



Photo 18: Rear façade, looking south



Photo 19: Infilled window, looking east





Photo 20: Nave, looking east



Photo 21: Nave, showing iconostasis and statues, looking west

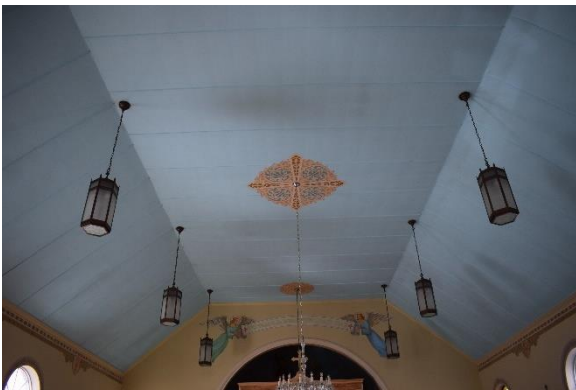


Photo 22: Light fixtures, looking west



Photo 23: Wall mural with banner, looking west



Photo 24: Infilled window, mural, and paintings, looking west



Photo 25: Ceiling mural above altar, looking west

**Addendum to Oshawa to Bowmanville Rail Service Extension Project: Cultural Heritage
Evaluation Report—464 Ritson Road South
Discussion of Design or Physical Value
August 24, 2023**



Photo 26: Sacristy and infilled window, looking south



Photo 27: Storage area with sink, looking north



Photo 28: Community hall, looking west



Photo 29: Kitchen, looking south



Photo 30: Church sign and slope, looking north



Photo 31: Parking lot, looking north



6.2 Architectural Discussion

The church is a vernacular structure similar in materials and massing to many small and medium sized churches in southern Ontario. The church uses a pear dome to give the structure the distinct look associated with the Greek Catholic Church and Orthodox churches. The City of Oshawa contains numerous examples of similar churches topped with onion domes and pear domes. Examples include St. John the Baptist Ukrainian Orthodox Church (31 Bloor Street East), St. George Ukrainian Catholic Church (597 Albert Street), St. Stephen the Great and Nectarius Romanian Orthodox Church (261 Bloor Street East), and the Saint Nectarios and Gerasimos Greek Orthodox Church (399 Farewell Street). Therefore, these types of churches with Greek Catholic and Orthodox influences are not rare in Oshawa and reflect the history of eastern European immigration to Oshawa in the 20th century.

The interior elements of the church include elements of Roman Catholic churches and Eastern Orthodox churches, reflecting the blended traditions of Greek Catholicism.

6.3 Integrity Discussion

The church retains a relatively high degree of heritage integrity. The church appears to retain its original brick exterior, stained glass windows, rusticated concrete crosses, and frontispiece. While the church contains an addition, the addition is located at the rear of the church, is clad in red brick, and has a massing that is sympathetic to the original part of the church. While the interior of the church has been modified over the years with new carpeting and the installation of an iconostasis, the interior remains readily identifiable as a church.



7 Discussion of Contextual Value

The property is situated on the west side of Ritson Road South between Beatty Avenue and Graburn Avenue. Ritson Road South is a four-lane asphalt paved roadway with dedicated turning lanes, concrete curbs, and concrete sidewalks. Both sides of Ritson Road South are lined with timber utility poles with municipal street lighting. The general character of this part of Ritson Road is mixed and the streetscape contains residences, vacant lots, commercial buildings, and industrial buildings (Photo 32 and Photo 33).

To the north of the Study Area, Ritson Road South begins an incline towards the overpass of the CPR tracks. The dome of the church is visible along much of the overpass (Photo 34). The property at 464 Ritson Road South is located adjacent to the former Slovak National Hall at 470 Ritson Road South. These properties share a historical relationship with the Slovak community of Oshawa and a physical link through their shared asphalt parking lot and proximity (Photo 35).



Photo 32: Ritson Road South, looking north



Photo 33: Ritson Road South, looking south

**Addendum to Oshawa to Bowmanville Rail Service Extension Project: Cultural Heritage
Evaluation Report—464 Ritson Road South
Discussion of Contextual Value
August 24, 2023**



Photo 34: Ritson Road South, viewing church from overpass, looking south



Photo 35: 464 Ritson Road South and 470 Ritson Road South, 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 church is a vernacular mid-20 th century structure with materials and massing commonly found in small to mid-size churches. The church is distinguished from typical vernacular churches in Ontario by its use of domes, an architectural element that is shared with Greek Catholic and Orthodox Christianity design. As a result, the church serves as a representative portrayal or symbol or Greek Catholic and Orthodox Christian church design. The interior of the church contains original design elements which blend Roman Catholic and Eastern Orthodox traditions and is readily identifiable as a church.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No	The execution and assembly of materials and the spatial arrangements are typical to the early and mid-20 th century. While the church contains artwork above the doorway, there is no indication this exceeds the quality of work typical to eastern European churches.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	No	The structure does not demonstrate any breakthroughs in design, materials, or construction techniques.



Criteria of O. Reg. 9/06 (amended by O. Reg. 569/22)	Yes/No	Comments
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.	Yes	The property is historically associated with the Greek Catholic Slovak community of Oshawa. While the church is important to this community, this significance does not extend to the wider community of Oshawa. The Slovak community was one of several eastern European immigrant groups that settled in Oshawa in the early 20 th century and established churches.
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	While the church is associated with the Slovak community of Oshawa, it offers no previously unknown knowledge of this community as it has been a continuously operated church. While the church contributes to an understanding of its congregants, this is an inherent function of a church as a community gathering space.
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	Ritson Road South is mixed and not unique or definable.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	Yes	The property is physically and historically linked to the adjacent Slovak National Hall, another property historically associated with Oshawa's Slovak community.

Criteria of O. Reg. 9/06 (amended by O. Reg. 569/22)	Yes/No	Comments
9. The property has contextual value because it is a landmark.	No	While the dome of the church is visible along Ritson Road South, it is one of many churches in Central Oshawa that display this type of architecture. In addition, more complex examples of churches with domes are present Central Oshawa and are more memorable and discernible in the landscape. Therefore, the church is unlikely to be an orientation guide or community marker.

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 church was one of at least four churches established by Oshawa's eastern European immigrant population in the early 20 th century. While these churches are significant to the denominations they serve, this does not amount to provincial significance.
2. The property yields, or has the potential to yield, information that contributes to an understanding of Ontario's history.	No	The church was built to serve the religious needs of Oshawa's Slovak Greek Catholic community. It does not offer new knowledge or a greater understanding of Ontario's general history or an aspect of Ontario's history.
3. The property demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage.	No	Churches are common throughout Ontario, and churches with eastern European architectural features are also common in parts of Ontario with populations of eastern Europeans.



Criteria in O. Reg. 10/06	Yes/No	Comments
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 structure is a typical small to mid sized church constructed using typical building practices.
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	While the property is historically associated with Oshawa's Slovak community, there is no indication this building had a strong or special association with Ontario's wider Slovak community.
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	No individuals associated with the property were found to have 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 464 Ritson Road South against O. Reg. 9/06 and O. Reg. 10/06 it is recommended that 464 Ritson Road South be considered a PHP as it meets three criteria of O. Reg. 9/06. The evaluation concluded that 464 Ritson Road South contains design value as a representative example of Greek Catholic and Orthodox church architecture. The church contains historical/associative value as the church is historically associated with Oshawa's Slovak community. The property is also a physically and historically linked with the former Slovak National Hall at 470 Ritson Road South. Therefore, the CHER recommends that 464 Ritson Road South be deemed a PHP. The property was not determined to be a PHPPS.

On May 18, 2023 the Metrolinx Heritage Committee (MHC) met to discuss the findings of the CHER. The MHC determined that the property met criteria 1 and 4 of O. Reg. 9/06 and did not agree that criterion 8 had been met. MHC found that no criteria of O. Reg. 10/06 had been met. Therefore, 464 Ritson Road South is a PHP and not a PHPPS.

8.4 Draft Statement of Cultural Heritage Value or Interest

Description of Property

Located in the City of Oshawa, Regional Municipality of Durham, 464 Ritson Road South is located on the west side of Ritson Road South between Beatty Avenue and Graburn Avenue. The property contains The Slovak Greek Catholic Protection of the Mother of God Church.

Statement of Cultural Heritage Value

The property at 464 Ritson Road South contains a church built in 1955 to provide a dedicated place of worship for Oshawa's Slovak Greek Catholic community. The church continues to be used by Oshawa's Slovak community into the present-day.

The church contains design value as an example of a vernacular mid-20th century church. The church is distinguished from typical vernacular churches in Ontario by its use of domes, an architectural element that is shared with Greek Catholic and Orthodox Christianity design. As a result, the church serves as a representative portrayal or symbol of Greek Catholic and Orthodox Christian church design.



The property is physically and historically linked to the former Slovak National Hall at 464 Ritson Road South, an adjacent property historically associated with Oshawa's Slovak community.



Heritage Attributes

- Church exterior, including:
 - One storey structure
 - Steeply pitched gable roof with pear dome at west end
 - Red brick exterior with red brick buttresses with concrete caps on south and north facades
 - Symmetrical front (east) façade with projecting bay topped with pear dome
 - Palladian and arched window openings with concrete sills and red brick voussoirs
 - Principal entrance with stone or concrete frontispiece and mural
 - Rusticated concrete crosses on front façade
 - Date stone on front façade
- Church interior, including:
 - Light fixtures suspended from ceiling in nave
 - Wall mural located above archway on nave wall
 - Ceiling mural located above altar



9 Data Sheet

Property Data Sheet

Field	Property Data
Property Name	Protection of the Mother of God Church
Municipal Address	464 Ritson Road South
Municipality:	City of Oshawa, Regional Municipality of Durham
Lat/Long:	43° 53'15.93 North; 78° 50'55.35" West
PIN	16370-0268
Ownership:	Privately Owned
Aerial Photograph:	
Current Photograph:	

**Addendum to Oshawa to Bowmanville Rail Service Extension Project: Cultural Heritage
Evaluation Report—464 Ritson Road South
Data Sheet**
August 24, 2023

Field	Property Data
Property Size:	Approximately 108 by 80 feet
Date of Construction:	1956
Date of Significant Alterations:	1968 (rear addition)
Architect/Designer/Builder:	Unknown
Previous Owners(s) or Occupants:	N/A
Current Function:	Slovak Greek Catholic Church
Previous Function:	N/A
Heritage Recognition/Protection:	None Identified
Local Heritage Interest:	Associated with Oshawa's Slovak community
Adjacent Lands:	Physical and historical link with former Slovak National Hall at 470 Ritson Road South



10 Chronology

The following chronology indicates important dates, periods, and events in the evolution of the Study Area 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
- **1879:** Oshawa is incorporated as a Town
- **1912:** The Canadian Pacific Railway line is built through Oshawa
- ***Circa 1920s-1940s:*** The Slovak community in Oshawa began to grow through immigration
- **1924:** Oshawa is incorporated as a City
- **1939:** The Slovak National Hall at the adjacent 470 Ritson Road South is built
- **1951:** The Study Area is annexed into the City of Oshawa from East Whitby Township
- **1955:** The Protection of the Mother of God Church is built in the Study Area
- **1968:** The rear addition to the building is constructed
- **1974:** Durham Region is established and the remainder of East Whitby Township is annexed into the City of 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 cultural heritage specialist 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.

Meaghan Rivard, MA, CAHP: Meaghan Rivard is Stantec's Senior Heritage Consultant with over 14 years of experience in the identification, research, evaluation, and documentation of heritage resources as well as expertise in the environmental assessment process as it pertains to heritage resources. Ms. Rivard attained her Bachelor of Arts degree with honours and distinction in history from Brock University in St. Catharines, Ontario and her Master of Arts degree in history (public history stream) from Western University in London, Ontario. Ms. Rivard is a member of the Canadian Association of Heritage Professionals.

Ms. Rivard has experience managing and executing all aspects of Cultural Heritage Evaluation Reports, Heritage Impact Assessments, Photographic Documentations, and Heritage Conservation Plans. She has assessed more than 2,500 properties as part of windshield surveys and worked under various classed environmental assessments. In addition to environmental assessment related work, Meaghan continues to be actively involved in the assessment of individual properties. Here she utilizes knowledge in the identification, evaluation, and documentation of heritage resources alongside expertise in the assessment of proposed change and preparation of options to mitigate negative impacts on heritage resources. Meaghan is focused on regulatory satisfaction balanced with an admiration for the heritage of our province.

Through her specialization in the Environmental Assessment process, over the past 14 years Meaghan has reviewed, authored, and contributed in various capacities to hundreds of cultural heritage reports under a wide variety of reporting requirements for municipal, provincial, and federal clients. Meaghan has completed work directly for Ontario's Ministry of Transportation, Hydro One Networks Inc., Metrolinx, Ontario Power Generation, and Infrastructure Ontario. She has also been listed as the lead heritage consultant on retainer assignments for the Ministry of Transportation and Infrastructure Ontario.

