

Appendix A7-15
Cultural Heritage Evaluation Report: 470
Ritson Road South, Oshawa





**Addendum to Oshawa to
Bowmanville Rail Service
Extension Project: Cultural
Heritage Evaluation Report—
470 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—470 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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Colin Varley, MA, RPA



Executive Summary

Metrolinx retained Stantec Consulting Ltd. (Stantec) to prepare a Cultural Heritage Evaluation Report (CHER) for 470 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.

The structure at 470 Ritson Road South was built as The Slovak National Hall in 1939. It housed Branch 6 of the Slovak League, Branch 768 of the First Catholic Slovak Union, served as a reception hall for weddings, and was used for church services for the Slovak community of Oshawa. Between 1983 and 2009, the building was converted into a church and is currently privately owned. The structure at 470 Ritson Road South is a one- and one-half storey structure with a medium pitched front facing gable roof clad in asphalt shingles with a red brick chimney and spire. Except for the front façade, which is clad in stone and stucco, the exterior is red brick with a stretcher bond. The foundation is poured concrete. A site assessment was undertaken 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. All work was conducted from the municipal right of way as property accessed was not arranged by Metrolinx (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 470 Ritson Road South against O. Reg. 9/06 and O. Reg. 10/06 it is recommended that 470 Ritson Road South be considered a PHP as it meets two criteria of O. Reg. 9/06. The evaluation concluded that the 470 Ritson Road South is historically associated with Oshawa's Slovak community. The property is also physically and historically linked with the Protection of the Mother of God Slovak Greek Catholic Church at 464 Ritson Road South. Therefore, the CHER recommends that 470 Ritson Road South be deemed a PHP. The property was not determined to be a PHPPS.

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



On March 16, 2023, the Metrolinx Heritage Committee (MHC) met to discuss the findings of the CHER. The MHC determined that the property met no criteria of O. Reg. 9/06 or O. Reg. 10/06. Therefore, 470 Ritson Road South is not a PHP or 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 10, 2023	Draft Report	Frank Smith	Lashia Jones	Colin Varley
2 February 24, 2023	Revisions to Draft Report from Metrolinx	Frank Smith	Lashia Jones	Colin Varley
3 March 31, 2023	Revisions to Draft Report from Metrolinx Heritage Committee	Frank Smith	Lashia Jones	Colin Varley
4 August 24, 2023	Final	Frank Smith	Lashia Jones	Colin Varley



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Appendix A Heritage Personnel Qualifications



Project Personnel

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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
CN	Canadian National Railway
CPR	Canadian Pacific Railway
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 470 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

The structure at 470 Ritson Road South was built as the Slovak National Hall in 1939. It housed Branch 6 of the Slovak League, Branch 768 of the First Catholic Slovak Union, served as a reception hall for weddings, and was used for church services for the Slovak community of Oshawa. Some time between 1983 and 2009, the Slovak National Hall building was converted into a church.

1.3 Description of Property

The structure at 470 Ritson Road South is a one- and one-half storey structure with a medium pitched front facing gable roof clad in asphalt shingles with a red brick chimney and spire. Except for the front façade, which is clad in stone and stucco, the exterior is red brick with a stretcher bond. The foundation is poured concrete (Photo 1).



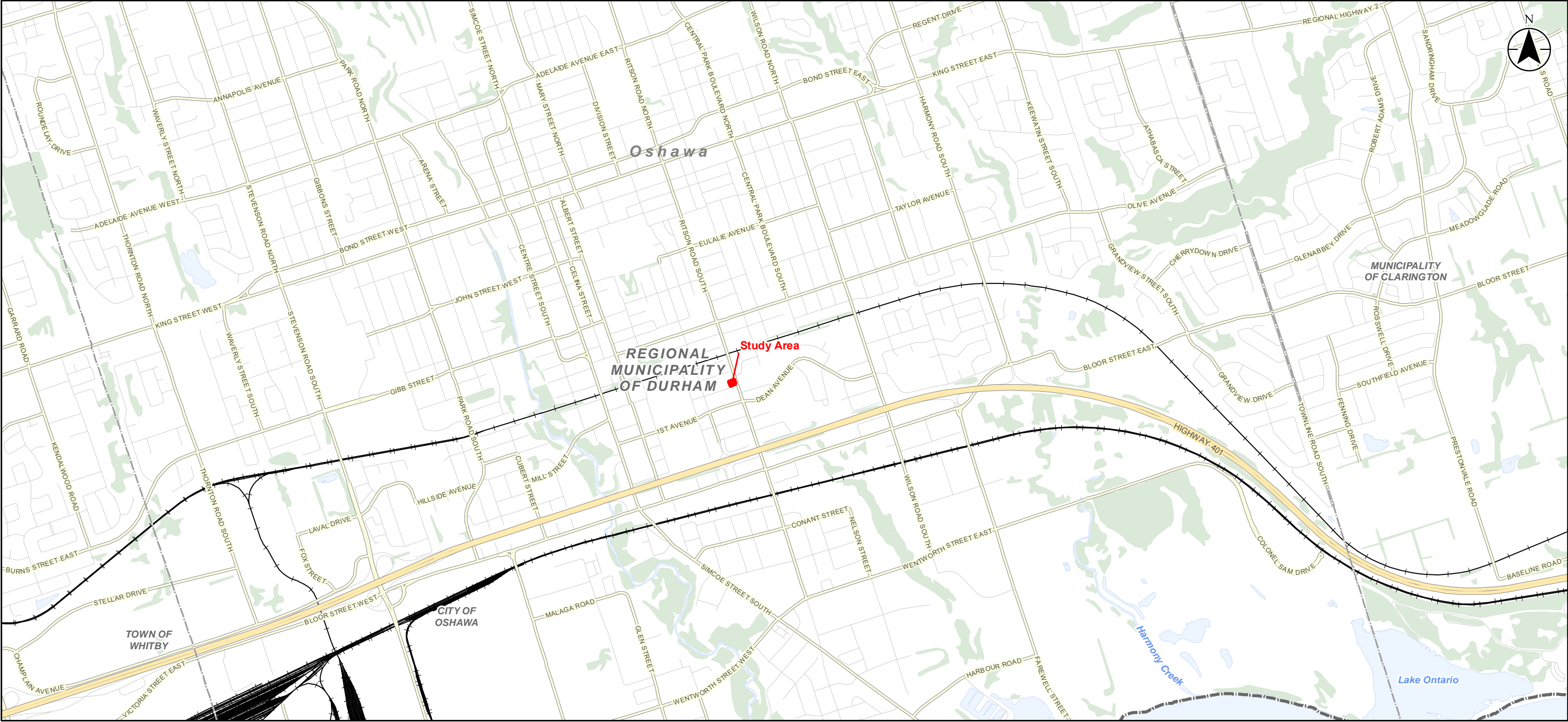
Photo 1: 470 Ritson Road South, looking southwest

1.4 Current Context

The property is situated on the west side of Ritson Road South between Beatty Avenue and Graburn Avenue. 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 470 Ritson Road South is located adjacent to the Protection of the Mother of God Slovak Catholic Church. These properties share a historical relationship with the Slovak community of Oshawa and a physical link through their shared asphalt parking lot. Beatty Road is a two-lane roadway. The general character of the area is residential and consists of mostly early to mid-20th century detached residences with similar setbacks and massing.



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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

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—470
RITSON ROAD SOUTH, OSHAWA

Figure No.
1
Title
Location of the Study Area

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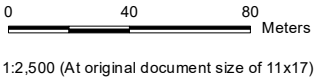
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Legend
 Study Area

- 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.

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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—470
RITSON ROAD SOUTH, OSHAWA

Figure No.

2

Title
Study Area

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, 1948 and 1968 were reviewed.

2.2.2 Field Program

A site assessment was undertaken 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. All work was conducted from the municipal RoW as property access was not arranged by Metrolinx. Therefore, the interior of the property was not documented or evaluated.

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



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 470 Ritson Road South as a cultural heritage resource. The property 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. Following a review of both databases, the Study Area was not found to have previous federal heritage recognition (Canada's Historic Places 2023; Parks Canada 2023).

3.4 Adjacent Lands

The property is not located adjacent to any properties with municipal heritage status, provincial heritage status, or federal heritage status.



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 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 material specific to this property.
Oshawa Museum	Jennifer Weymark, Archivist	No response received from Oshawa Museum



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 (Canadiana 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 the 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 the Township of East Whitby. 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 the Township of East Whitby 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, of the Township of Whitby. 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 Lot 59 and Lots 60 to 62 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. The mapping shows that the Study Area remained undeveloped (Figure 5). During this time, the Study Area was owned by the City of Oshawa (OnLand 2023). In 1939, the City of Oshawa sold the parcel of land containing the Study Area to the trustees of the “M.R. Stefanik Circle” (OnLand 2023). This organization was named after Milan Stefanik, a Slovak astronomer and military officer who was instrumental in the founding of Czechoslovakia after the First World War (Encyclopedia Britannica 2023). In 1939, this organization built the “Slovak National Hall” at 470 Ritson Road South and it first appears listed in city directories from 1940 (Vernon 1940: 321). Fire insurance mapping from 1948 depicts the structure as a one- and one-half storey frame structure with a brick veneer (Figure 6).

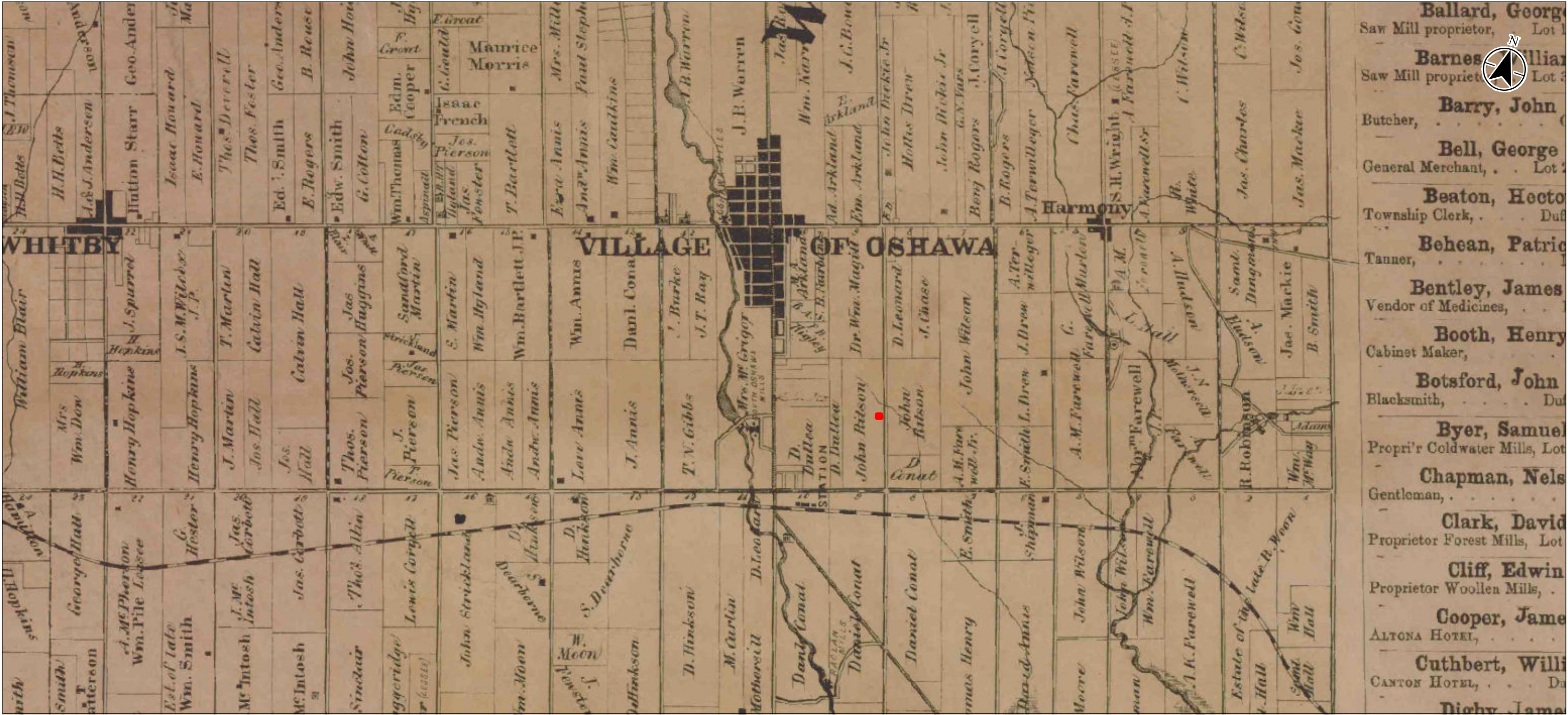


Between 1920 and 1938, approximately 35,000 Slovaks immigrated to Canada and settled mostly in Ontario and Quebec. Immigration from Czechoslovakia to Canada continued until the communist government banned emigration in 1948 (Slovak Canadian Heritage Museum 2023). In 1931, the Czech and Slovak population in Oshawa was recorded as 118 (Dominion Bureau of Statistics 1933). By 1951, the population of Czechs and Slovaks in the City increased to 487 (Dominion Bureau of Statistics 1953). Many of Oshawa's Slovak residents worked at General Motors (Oshawa Museum 2018).

The Slovak National Hall at 470 Ritson Road served various functions for the Slovak community of Oshawa. It housed Branch 6 of the Slovak League, Branch 768 of the First Catholic Slovak Union, served as a reception hall for weddings, and was used for church services (Oshawa Museum 2023; Daily Times Gazette 1947). The Slovak League serves to promote Slovak heritage in Canada and the First Catholic Slovak Union provides financial and investment services (Kanadsky Slovak 2023; First Catholic Slovak Union 2023). In 1955, a Slovak Greek Catholic Church was built next door at the adjacent 464 Ritson Road South (Vernon 1955: 507). Fire insurance mapping from 1966 shows the Slovak National Hall located just south of the church (Figure 7). Based on land registry records, the property was used by Oshawa's Slovak community until at least 1983 (OnLand 2023). Land registry records after 1983 are not digitally available and between 1984 and 2009, the property was converted into a church. The current church does not appear to be associated with the Slovak community. Available online imagery indicates that between 2011 and 2012 the roof was modified from a gambrel roof to a front facing gable roof and a spire was added. The property is currently occupied by "The Corner Church."



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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 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—470
RITSON ROAD SOUTH, OSHAWA

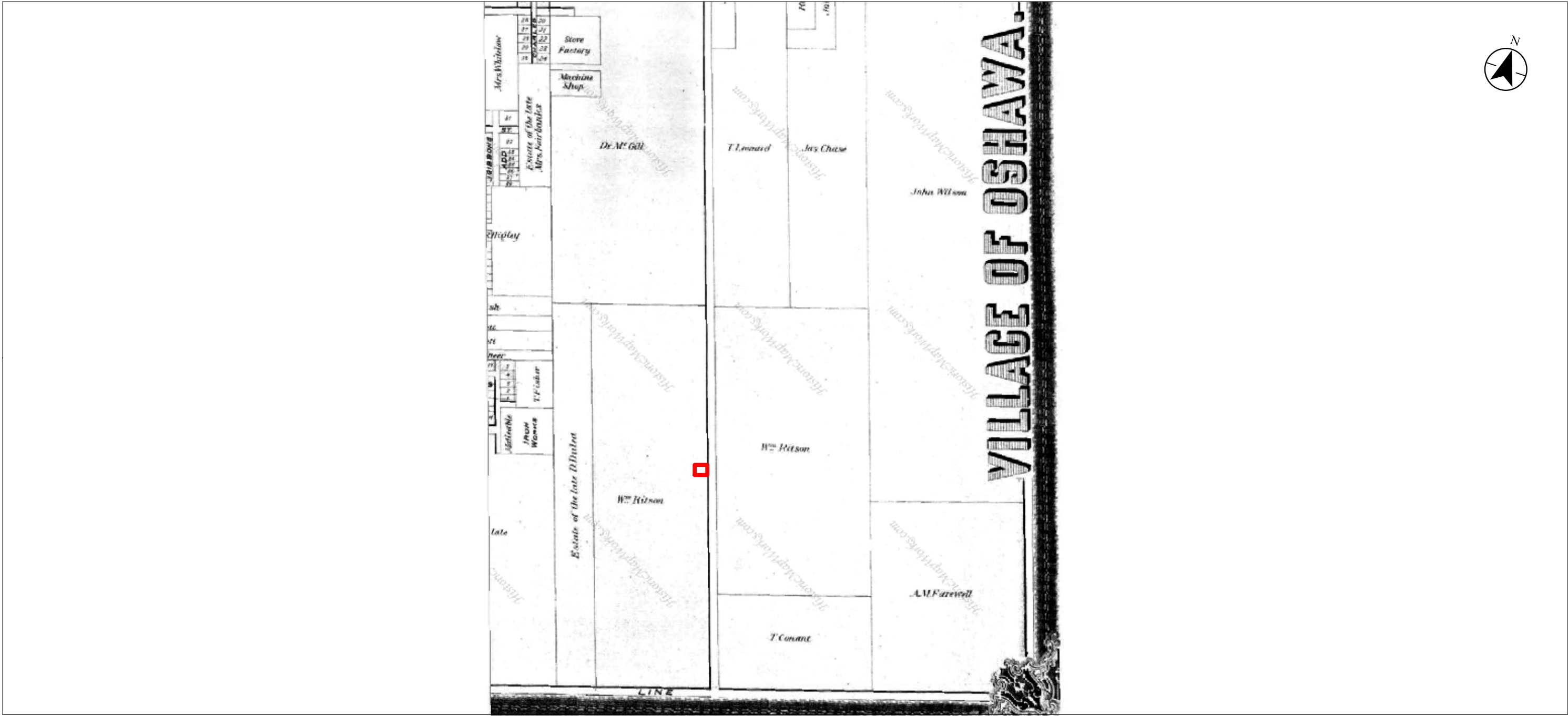
Figure No.

3

Title

Historical Mapping, 1860

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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.



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—470
RITSON ROAD SOUTH, OSHAWA

Figure No. **4**
Title
Historical Mapping, 1877

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.



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—470
RITSON ROAD SOUTH, OSHAWA

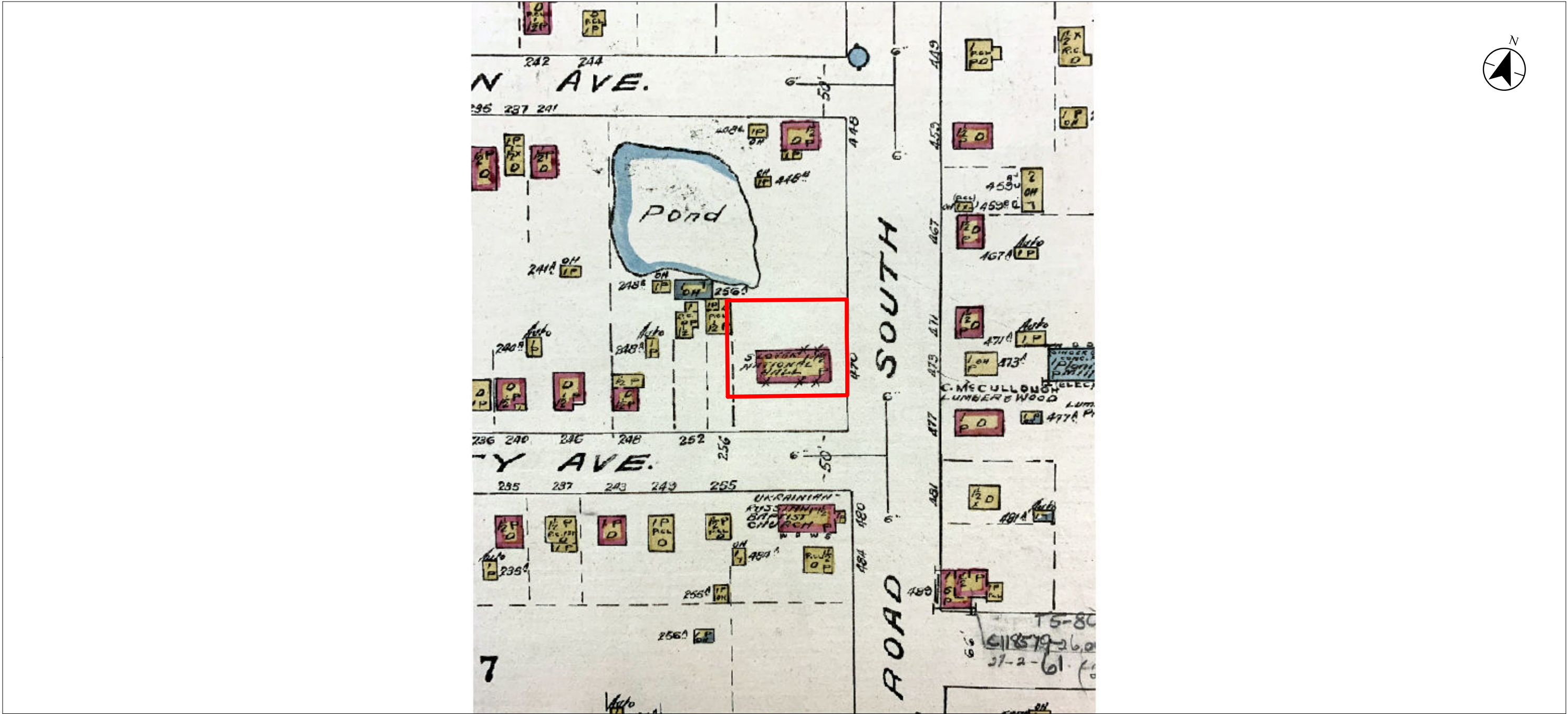
Figure No.


5

Title

Topographic Mapping, 1930

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Legend
 Study Area

Notes
1. Source: Canadian Underwriters' Association. 1948. Insurance Plan of the City of Oshawa, Sheet 25. 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.

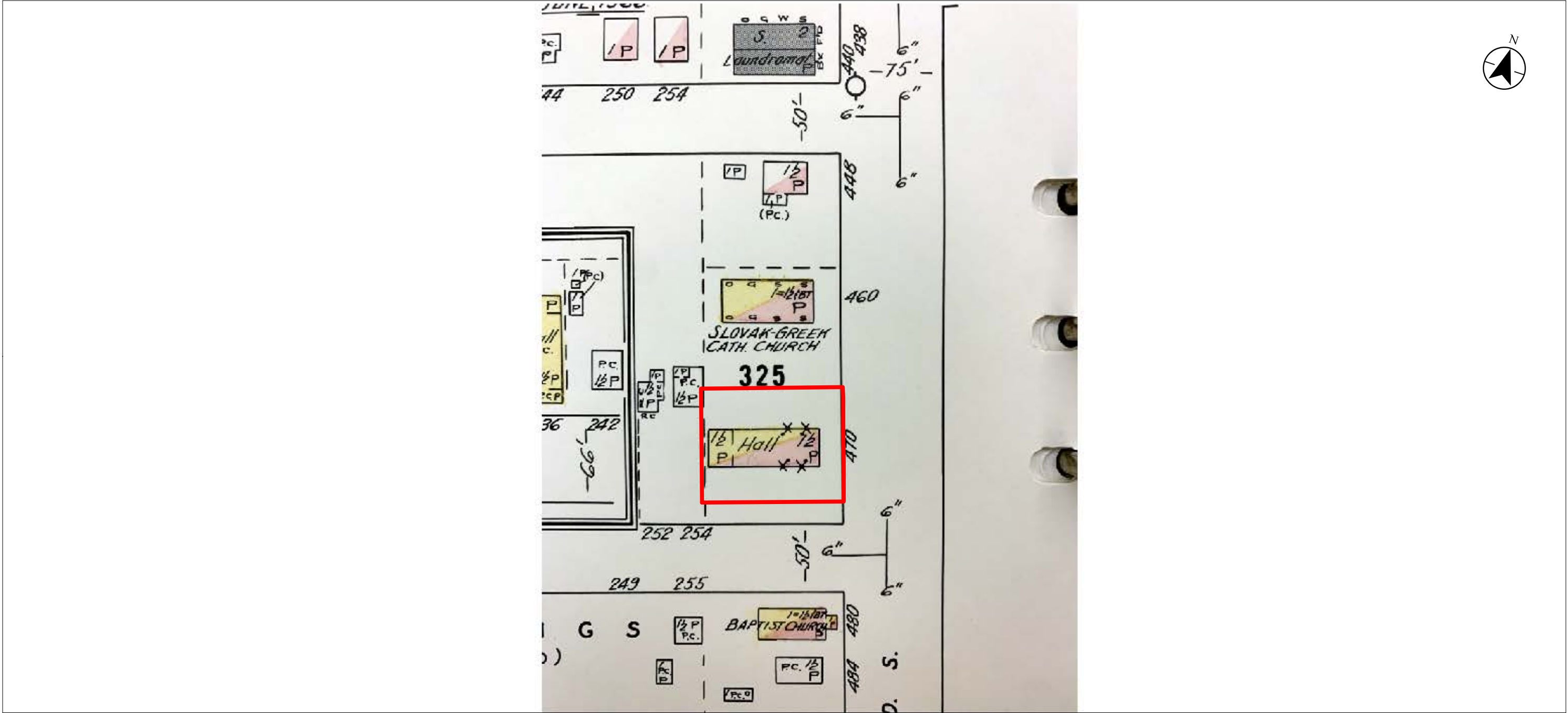


Project Location 165011019 REVA
Region of Durham Prepared by BCC on 2023-02-23
Technical Review by BCC on 2023-01-23

Client/Project
METROLINX, OSHAWA TO BOWMANVILLE RAIL
SERVICE EXTENSION PROJECT
CULTURAL HERITAGE EVALUATION REPORT—470
RITSON ROAD SOUTH, OSHAWA

Figure No.
6
Title
Fire Insurance Plan, 1948

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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.

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 of Municipality Prepared by BCC on 2023-02-23
of Durham Technical Review by BCCo n 2023-01-23

Client/Project
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CULTURAL HERITAGE EVALUATION REPORT—470
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Figure No.
7
Title
Fire Insurance Plan, 1966

6 Discussion of Design or Physical Value

6.1 Property Description

The structure at 470 Ritson Road South is a one- and one-half storey structure with a medium pitched front facing gable roof clad in asphalt shingles with a red brick chimney and spire. Except for the front façade, which is clad in stone and stucco, the exterior is red brick with a stretcher bond. The foundation is poured concrete.

The front (east) façade is predominantly clad in stone or angel stone. Three vertically oriented bands of stucco cladding are also located on the front façade (Photo 2). The centre band runs the length of the front façade to the concrete foundation and a cross is located above an entrance (Photo 3 and Photo 4). This band is flanked by two stucco bands that end halfway down the front façade (Photo 5). The front façade contains a principal entrance consisting of two glass and metal doors (Photo 6). Just south of this entrance is a dedication stone written in Slovak and English. The English inscription reads “Slovak National Hall, Gen. M.R. Stefanik, Dedicated Sep. 10, 1939” (Photo 7). A secondary entrance with a glass and metal entrance door is accessed by a wood ramp (Photo 8). The spire is stylistically linked to the front façade and is constructed of wood with blue faux-window openings meant to evoke stained glass (Photo 9).

The north façade is clad in red brick with a stretcher bond. This façade contains three 1/1 vinyl sash windows with metal or vinyl sills and red brick soldier courses. The north façade contains a secondary entrance with a metal door and a sign for “The Corner Church” located at the northeast corner of the façade (Photo 10 to Photo 12).

The south façade is clad in red brick with a stretcher bond (Photo 13). The north façade contains three 1/1 vinyl sash windows with metal or vinyl sills and red brick soldier courses and to the west of these three windows is a metal sash window with an upper fixed pane and lower horizontal sliding pane with a metal or vinyl sill and red brick soldier course. The south façade contains three secondary entrances. The westerly entrance contains a composite or wood door with a screen door. Just east of this is an entrance to the basement accessed via a metal door connected to a small addition with a shed roof. To the east of the basement door is a secondary entrance with a metal door. The basement level of the south façade contains two vinyl sash horizontal sliding windows, the easterly window has a red brick soldier course (Photo 14 and Photo 15).



The rear (west) façade of the structure contains an upper storey with three window openings. The centre window opening is smaller in size and contains a vinyl sash 1/1 window with a red brick soldier course and concrete sill. This window opening is flanked by two larger vinyl or metal sash windows with fixed upper panes and horizontal sliding lower panes with red brick soldier courses and concrete sills. The first storey contains a vinyl or metal sash window with a fixed upper pane and horizontal sliding lower pane with a red brick soldier course and concrete sill. The basement level contains a single window opening with a red brick soldier course. The window type was obscured (Photo 16).

The property is landscaped with an asphalt parking lot that abuts the municipal RoW on the south and east sides and is shared with 464 Ritson Road South on the north side (Photo 17).



Photo 2: Front façade, looking west



Photo 3: Stucco bands, looking west



Photo 4: Cross in centre band, looking west

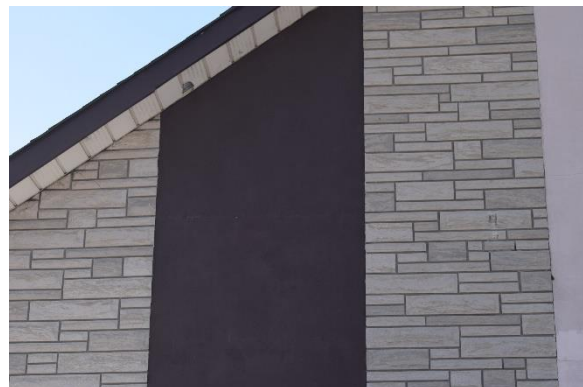


Photo 5: Representative band details, looking west

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Photo 6: Principal entrance, looking west



Photo 7: Dedication stone (denoted by arrow), looking west



Photo 8: Secondary entrance, looking west



Photo 9: Spire, looking west



Photo 10: North façade, looking southwest



Photo 11: North façade, east section, looking south



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Photo 12: North façade, south section, looking southwest



Photo 13: South façade, looking north



Photo 14: West side of south façade, looking north

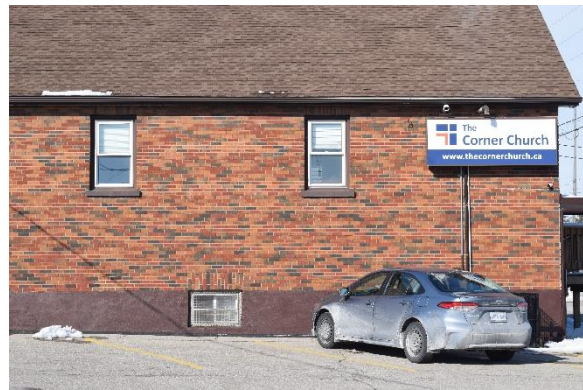


Photo 15: East side of south façade, looking north



Photo 16: West façade, looking northeast



Photo 17: Parking lot, looking west



6.2 Architectural Discussion

The structure at 470 Ritson Road South is an Ontario vernacular structure that was built in 1939. Vernacular architecture makes use of local forms and materials (Humphreys and Sykes 1974: 12). Available online imagery from Google Street View indicates that the structure originally contained a half hip roof. This type of roof was commonly found in Colonial Revival architecture prevalent in Ontario during the early 20th century. Red brick cladding with a variety of colour tones was popular in early and mid-20th century styles in Ontario, such as period revival, Colonial Revival, and Arts and Crafts (Blumenson 1990). Overall, the structure was purpose built for its function as a community centre, as the dominant architectural feature of the structure is its length (approximately 85 feet).

6.3 Integrity Discussion

Between 2011 and 2012 the front façade of the structure was heavily modified when the half hip roof was replaced with a front facing gable and the spire was added. These additions have significantly reduced the heritage integrity of the structure. The City of Oshawa contains numerous examples of community halls, including the Rotary Hall at 254 Centre Street South, the United Auto Workers Hall at 39 Ontario Street, the Polish Alliance of Canada Hall at 219 Olive Avenue, the Lviv Hall and the Ukrainian Pavilion at 38 Lviv Boulevard. These buildings appear not to have undergone significant alterations since their construction and contain a higher degree of integrity from an architectural perspective.



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 18 and Photo 19). The property at 470 Ritson Road South is located adjacent to the Protection of the Mother of God Slovak Greek Catholic Church. These properties share a historical relationship with the Slovak community of Oshawa and a physical link through their shared asphalt parking lot (Photo 20).

Beatty Road is a two-lane asphalt paved roadway with concrete curbs and sidewalks. The south side of the roadway is lined with timber utility poles with municipal streetlighting. The general character of the area is residential and consists of mostly early to mid-20th century detached residences with similar setbacks and massing (Photo 21).



Photo 18: Ritson Road South, looking south from RoW adjacent to Study Area



Photo 19: Vacant and industrial land, looking east from RoW adjacent to Study Area

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Photo 20: 470 and 464 Ritson Road South, looking west towards Study Area and church



Photo 21: Beatty Avenue, looking west from adjacent to Study Area

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	No	The property contains a vernacular structure built as a community hall for the Slovak community of Oshawa. It has been converted into a church and was heavily modified in the 2010s. The structure is inherently functional in design and does not illustrate or serve as a portrayal or symbol of a particular style or type of design.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No	The structure is a purpose-built community hall that has been heavily modified. The execution and assembly of materials and the spatial arrangements are typical to the early and mid-20 th century.
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	<p>The property is historically associated with the Slovak community of Oshawa and was known as the Slovak National Hall. The hall was an important gathering space for Oshawa's Slovak community and housed services that promoted Slovak culture, provided financial services, and served as a place of worship prior to the construction of the adjacent Protection of the Mother of God Church in 1955.</p> <p>While the hall was an important gathering space for the Slovak 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 20th century, built community halls, and worked in the community's many industries.</p>
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 building no longer functions as a gathering place for the Slovak community.
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 character of Ritson Road South is mixed and not unique or definable. Beatty Road is one of many early to mid-20 th century residential blocks within Oshawa and not unique or definable.



Criteria of O. Reg. 9/06 (amended by O. Reg. 569/22)	Yes/No	Comments
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 Protection of the Mother of God Slovak Greek Catholic Church, located directly north of the Study Area, another property historically associated with Oshawa's Slovak community.
9. The property has contextual value because it is a landmark.	No	The building has been modified to resemble a typical mid-20 th to late 20 th century church, this is not particularly unique or memorable within the context of the community.

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 Slovak National Hall was one of several community halls established by Oshawa's eastern European immigrant population in the early 20 th century. While these local community halls are significant to the community's 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 community hall has been severed from its historical function and is now a church. 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	Community halls are not uncommon, rare, or unique in Ontario.



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 purpose built and functional structure 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 470 Ritson Road South against O. Reg. 9/06 and O. Reg. 10/06 it is recommended that 470 Ritson Road South be considered a PHP as it meets two criteria of O. Reg. 9/06. The evaluation concluded that the 470 Ritson Road South is historically associated with Oshawa's Slovak community. The property is also a physically and historically linked with the Protection of the Mother of God Slovak Greek Catholic Church at 464 Ritson Road South. Therefore, the CHER recommends that 470 Ritson Road South be deemed a PHP. The property was determined not to be a PHPPS.

On March 16, 2023, the Metrolinx Heritage Committee (MHC) met to discuss the findings of the CHER. The MHC determined that the property met no criteria of O. Reg. 9/06 or O. Reg. 10/06. Therefore, 470 Ritson Road South is not a PHP or PHPPS.

8.4 Draft Statement of Cultural Heritage Value or Interest

Description of Property

Located in the City of Oshawa, Regional Municipality of Durham, 470 Ritson Road South is located on the west side of Ritson Road South at the northwest corner of Ritson Road South and Beatty Avenue. The property contains a one- and one-half storey structure formerly known as the Slovak National Hall and is currently used as a church.

Statement of Cultural Heritage Value

The property at 470 Ritson Road South is the former location of the Slovak National Hall. This structure was built in 1939 and was used by Oshawa's Slovak community into the late 20th century. The Slovak National Hall served various functions and housed Branch 6 of the Slovak League, Branch 768 of the First Catholic Slovak Union, served as a reception hall for weddings, and was used for church services. As such, the hall was an important gathering space for Oshawa's Slovak community.

The property is physically and historically linked to the Protection of the Mother of God Slovak Greek Catholic Church at 470 Ritson Road South, an adjacent property historically associated with Oshawa's Slovak community.


Heritage Attributes

- Historical Association with Oshawa's Slovak community, denoted by dedication plaque at southeast corner of the structure
- Historical and physical link to the adjacent Protection of the Mother of God Church at 464 Ritson Road South




9 Data Sheet

Property Data Sheet

Field	Property Data
Property Name	Slovak National Hall The Corner Church
Municipal Address	470 Ritson Road South
Municipality:	City of Oshawa, Regional Municipality of Durham
Lat/Long:	43° 53'14.83" North; 78° 50'55.20" West
PIN	16370-0267
Ownership:	Private
Aerial Photograph:	

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Field	Property Data
Current Photograph:	
Date of Construction:	1939
Date of Significant Alterations:	2011-2012 (Roof and spire)
Architect/Designer/Builder:	Unknown
Previous Owners(s) or Occupants:	M.R. Stefanik Circle (Slovak National Hall)
Current Function:	Church
Previous Function:	Community centre Church
Heritage Recognition/Protection:	None Identified
Local Heritage Interest:	Identified as historic church by Oshawa Museum
Adjacent Lands:	Physical and historical link with the Protection of the Mother of God Church at the adjacent 464 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 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 at the adjacent 464 Ritson Road South
- **1974:** Durham Region is established and the remainder of East Whitby Township is annexed into the City of Oshawa.
- **2011-2012:** The roof is modified and a spire is added.



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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.

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.

