

*Appendix A7-16*  
*Cultural Heritage Evaluation Report: 374*  
*Farewell Street, Oshawa*





**Addendum to Oshawa to  
Bowmanville Rail Service  
Extension Project: Cultural  
Heritage Evaluation Report—  
374 Farewell Street, Oshawa**

Final Report

August 24, 2023



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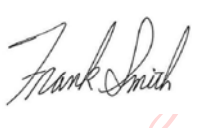
Project Number:  
165011019

## Limitations and Sign-off

The conclusions in the Report titled Addendum to Oshawa to Bowmanville Rail Service Extension Project: Cultural Heritage Evaluation Report—374 Farewell Street 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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**Meaghan Rivard, MA, CAHP**



## Executive Summary

Metrolinx retained Stantec Consulting Ltd. (Stantec) to prepare a Cultural Heritage Evaluation Report (CHER) for 374 Farewell Street 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).

The property is historically located in Lot 6, Concession 1, East Whitby Township. In 1966, the Evangel Pentecostal Church built a place of worship on Farewell Street which was converted into a daycare centre in 1979 when the present-day church was built.

The property is situated on a large lot (approximately 1.3 hectares in size) and contains a church and day care centre. The church is generally modernist in design, with the exception of a porte-cochere with colonial revival design elements. The church is one storey in height with a side gable roof and red brick and siding exterior. The day care centre is a split-level structure with side gable roof and exterior consisting of brick, stucco, and stone cladding. The owner of the property is the Evangel Pentecostal Church.

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

A provincial heritage property (PHP) is a property that meets one or more criteria of O. Reg. 9/06<sup>1</sup>, 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 the property against O. Reg. 9/06 and O. Reg. 10/06, the property contains no Cultural Heritage Value or Interest (CHVI) and is not a PHP or PHPPS.

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<sup>1</sup> In 2023, O. Reg 906 was amended by O. Reg 569/22 (Government of Ontario 2023)



**Addendum to Oshawa to Bowmanville Rail Service Extension Project: Cultural Heritage  
Evaluation Report—374 Farewell Street, Oshawa  
Executive Summary**  
August 24, 2023

On February 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, 374 Farewell Street 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**

<b>Revision</b>	<b>Description</b>	<b>Author</b>	<b>Quality Reviewer</b>	<b>Independent Reviewer</b>
1 February 8, 2023	Draft Report	Frank Smith	Lashia Jones	Colin Varley
2 February 24, 2023	Revisions to Draft Report	Frank Smith	Lashia Jones	Colin Varley
3 March 31, 2023	Revisions to Draft Report	Frank Smith	Lashia Jones	Colin Varley
4 April 14, 2023	Revisions to Draft Report	Frank Smith	Lashia Jones	Meaghan Rivard
5 August 24, 2023	Final Report	Frank Smith	Lashia Jones	Meaghan Rivard



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**List of Appendices**

**Appendix A                      Heritage Personnel Qualifications**





## **Project Personnel**

Project Manager:	Alex Blasko, B.Sc. (Hon.)
Report Writer:	Frank Smith, MA, CAHP
Fieldwork Technicians:	Frank Smith, MA, CAHP; Jenn Como, BA
GIS Specialist:	Brandon Fonseca
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
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



## **1.0 Introduction**

### **1.1 Study Purpose**

Metrolinx retained Stantec Consulting Ltd. (Stantec) to prepare a Cultural Heritage Evaluation Report (CHER) for 374 Farewell Street 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 2021a). Metrolinx is proposing a property acquisition, permanent easement, and/or temporary easement on the property.

### **1.2 Historical Summary**

The property was purchased in 1962 by the Pentecostal Assemblies of Canada to construct a new church. The church traces its origins to the Slavic Branch of the Pentecostal Assemblies of Canada. The congregation in Oshawa began in 1924 and was primarily a Ukrainian church. In 1966, the Evangel Pentecostal Church built a place of worship on Farewell Street. This church was converted into a daycare centre in 1979 when the present-day church was built.

### **1.3 Description of Property**

The property is situated on a large lot (approximately 1.3 hectares) and contains a church and day care centre. The church is generally modernist in design, with the exception of a porte-cochere with colonial revival design elements. The church is one storey in height with a side gable roof and red brick and siding exterior. The day care centre is a split-level structure with side gable roof and exterior consisting of brick, stucco, and stone cladding (Photo 1).





**Photo 1: 374 Farewell Street, looking west**

## **1.4 Current Context**

The property is located at a dead-end of Farewell Street just north of the Canadian Pacific Railway (CPR) tracks. The property is set on a large lot landscaped with a lawn and is within a mid-20<sup>th</sup> to late 20<sup>th</sup> century suburban residential neighbourhood of detached structures (Photo 2 and Photo 3).

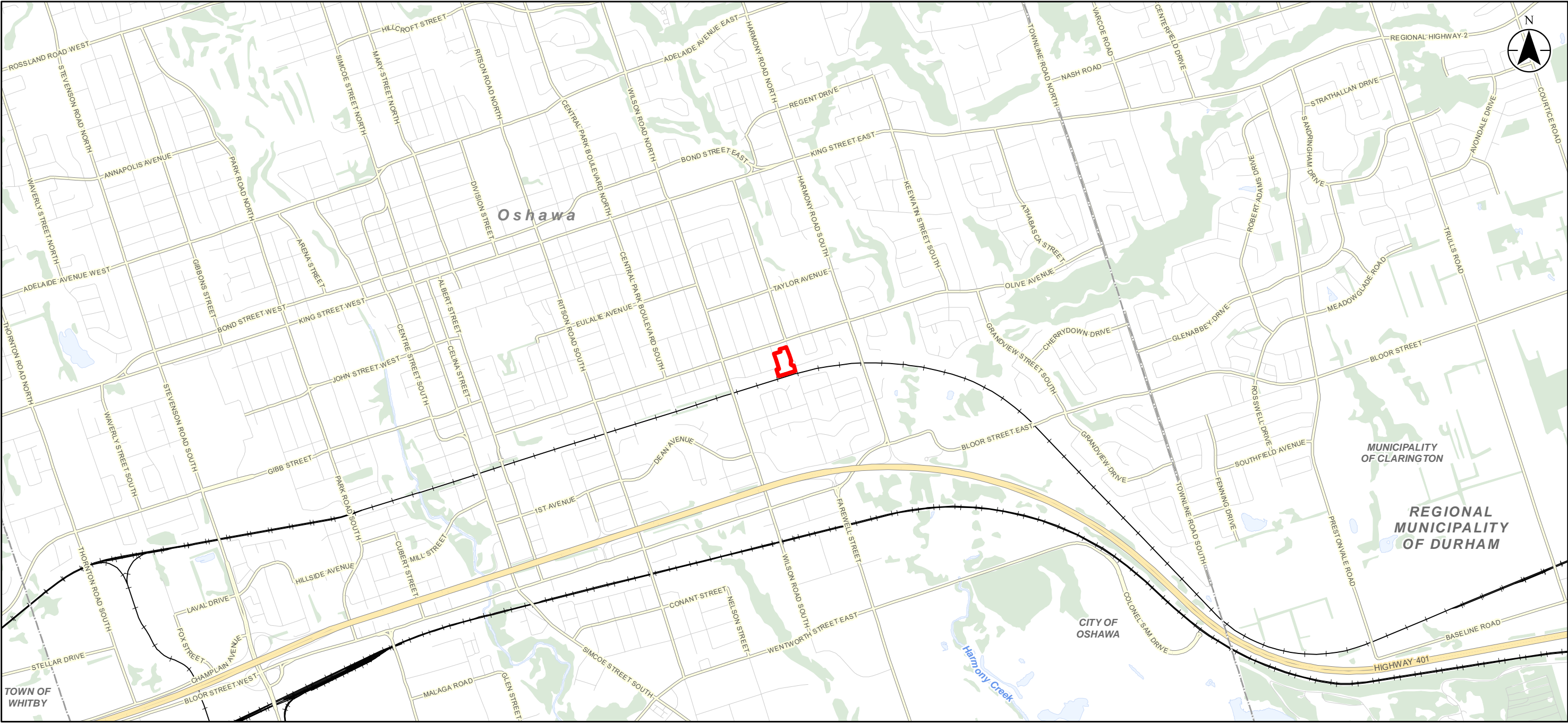


**Photo 2: Farewell Street, looking south**



**Photo 3: Residential properties on Crerar Avenue, looking west**

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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 of Municipality of Durham  
165011019  
Prepared by BF on 2/23/2023  
Technical Review by BCC on 1/25/2023

Client/Project  
METROLINX, OSHAWA TO BOWMANVILLE RAIL  
SERVICE EXTENSION PROJECT  
CULTURAL HERITAGE EVALUATION REPORT—374  
FAREWELL ST, OSHAWA

Figure No.  
**1**  
Title  
**Location of the Study Area**

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

**Legend**

Study Area

0 40 80 Meters

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



Project Location 165011019 REVA  
Region of Durham Prepared by BF 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—374  
FAREWELL ST, OSHAWA

Figure No.

2

Title  
**Study Area**

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

## 2.0 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)<sup>2</sup> 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, 1939, 1954, and 1968 were reviewed.

#### 2.2.2 Field Program

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

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



## **3.0 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 374 Farewell Street as a cultural heritage resource. The residence is not a provincial heritage property, is not subject to any OHT easements and is not a Trust owned property (Stantec 2021).

### **3.3 Federal**

To determine if 374 Farewell Street 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, 374 Farewell Street was not found to have previous federal heritage recognition (Parks Canada 2023; Canada's Historic Places 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).



## 4.0 Community Input

To collect information pertaining to the history of 374 Farewell Street, the City of Oshawa, Oshawa Museum, and the Evangel Church were contacted. Results of the community input are contained in Table 1.

**Table 1: Community Input Results**

<b>Organization</b>	<b>Contact</b>	<b>Results</b>
City of Oshawa	Connor Leherbauer, Planner B, City of Oshawa	The city does not have any heritage related information on file pertaining to this property.
Oshawa Museum	Jennifer Weymark, Archivist	No response received from Oshawa Museum
Evangel Church	Rick Busse, Lead Pastor	The current church was built in 1979. The previous church was built in 1966 and currently is used by the daycare facility.



## **5.0 Discussion of Historical or Associative Value**

### **5.1 Settlement of Whitby Township and Oshawa**

#### **5.1.1 Survey and 19<sup>th</sup> 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 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 19<sup>th</sup> and early 20<sup>th</sup> 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 20<sup>th</sup> Century Development

The population of East Whitby Township would begin to increase in the early 20<sup>th</sup> 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-20<sup>th</sup> 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 Study Area was included in the annexation.

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

## **5.2 Property History**

The Study Area is historically located on part of Lot 6, Concession 1 in the Township of East Whitby. Historical mapping from 1860 shows the Study Area was occupied by L. [Lauren] Drew. A structure is depicted near the northeast corner of the parcel owned by Drew (Figure 3). The Census of 1861 enumerated Drew as owning 50 acres of land on Lot 6, Concession 1. His farm contained 32 acres of crops, four acres of pasture, and two acres of gardens or orchards (Library and Archives Canada 1861). Historical mapping from 1877 depicts Lauren Drew as continuing to occupy the Study Area (Figure 4). The Census of 1881 listed Lauren Drew as a 59-year-old farmer. He lived with his wife Betsy, age 65 and their son Lauren, a 25-year-old law student. The census also listed the household containing Edward Moor, age 14; Carrey Phillips, a servant aged 24; and Matt Stonehouse, a farm laborer aged 16 (Library and Archives Canada 1881). While many land registry records for Lot 6, Concession 1 are illegible, members of the Drew family remained on the parcel of land until at least the 1910s (OnLand 2023). In 1912, the CPR line through East Whitby Township was completed and divided present-day Farewell Street.

Topographic mapping from 1930 shows that the Study Area remained just outside the Oshawa street-grid and present-day Olive Avenue had yet to be extended into the general area. The mapping depicts a structure at the approximate location of the Drew homestead and an area of trees just west of the residence (Figure 5). Topographic mapping from 1939 depicts no changes in the development of the Study Area and the lands surrounding it (Figure 6). Development in this area during the 1930s was likely stalled by the Great Depression.



In 1951, the Study Area was annexed into the City of Oshawa (OnLand 2023). Aerial photography from 1954 shows that much of the present-day street-grid west of Farewell Street had been laid out. Most new residential construction was located northwest of the Study Area, approximately 400 metres to the northwest along Wilson Road and Windsor Street. Land to the east of the Study Area remained predominantly agricultural in character. The photography shows that the Study Area contained a structure at the approximate location of the Drew homestead (Figure 7).

The 1955 City of Oshawa Directory indicates that this parcel of land was occupied by Paul Tymofichuk, Joseph Emry, and Lloyd Kessup (Vernon 1955: 458). Tymofichuk was employed at the automotive products company Houdaille-Hershey (Vernon 1955: 391), Joseph Emry was a farmer (Vernon 1955: 157), and Lloyd Jessup worked for Duplate Limited, a glass and moulding company (Vernon 1955: 221). By 1960, Joseph Emry was listed as the only occupant of the Study Area and his profession was listed as a market gardener (Vernon 1960: 468; 150). Based on this research, the Study Area was used as market garden prior to its development as a church and was farmed by Emry. Market gardens are small farms near urban areas that provide farm products to nearby communities. Emry's association with the property ended by 1961 (Vernon 1961: 484).

In 1961, the Study Area was occupied by Mike Mihalku and had received its present-day address of 374 Farewell Street (Vernon 1961: 484). Mihalku was listed a janitor at Cliff Millis Motors in Oshawa (Vernon 1961: 283). Farming operations on the property likely ended after Emry's departure in 1960. In 1965 the property was occupied by J.J. Christenssen, a pipe coverer at Ontario Insulation (Vernon 1965: 120). The next year, the property was listed as an "apartment building site", indicating the property was likely now vacant and intended for intensification (Vernon 1966: 555).

Instead of being used for apartment buildings, the property was purchased by the Evangel Pentecostal Church. The church traces its origins to 1924 as a Ukrainian Pentecostal Church. In 1929, the church purchased a property at 320 Ritson Road. Between 1931 and 1951 the Ukrainian population in Oshawa increased from 902 to 2,470 (Dominion Bureau of Statistics 1932; 1953). During the 1950s, the church transitioned to a primarily English-speaking community and the church joined the English Branch of the Pentecostal Assemblies of Canada. The first church at 374 Farewell Street was built in 1966 at a cost of \$14,088. In 1979, the present-day church was built, and the original church became a daycare centre.

The property originally included a parsonage on Guelph Street, but it was sold in 2021 and reinvested into upgrades for the church (Evangel Church 2023). Topographic mapping from 1968 shows the location of the original church (present-day day care centre) and former parsonage (Figure 8).



Based on the transition of the church to the English-speaking branch of the Pentecostal Assemblies of Canada, the church at 374 Farewell Street does not have a particularly strong association with Oshawa's Ukrainian community compared to other properties in the City. The City of Oshawa contains numerous examples of churches and institutions that retain a stronger link to Oshawa's Ukrainian community, including the Ukrainian Christian Pentecostal Church at 42 Nassau Street, St. George's Ukrainian Seniors at 505 Simcoe Street South, St. George's Ukrainian Catholic Church at 597 Albert Street, the Ukrainian Credit Union Limited at 245 King Street West, St. John the Baptist Ukrainian Orthodox Church at 31 Bloor Street East, and the Ukrainian Heritage Centre at 38 Lviv Boulevard. Therefore, the church should be viewed within the context of the general community of Oshawa and not specific to Oshawa's Ukrainian community.

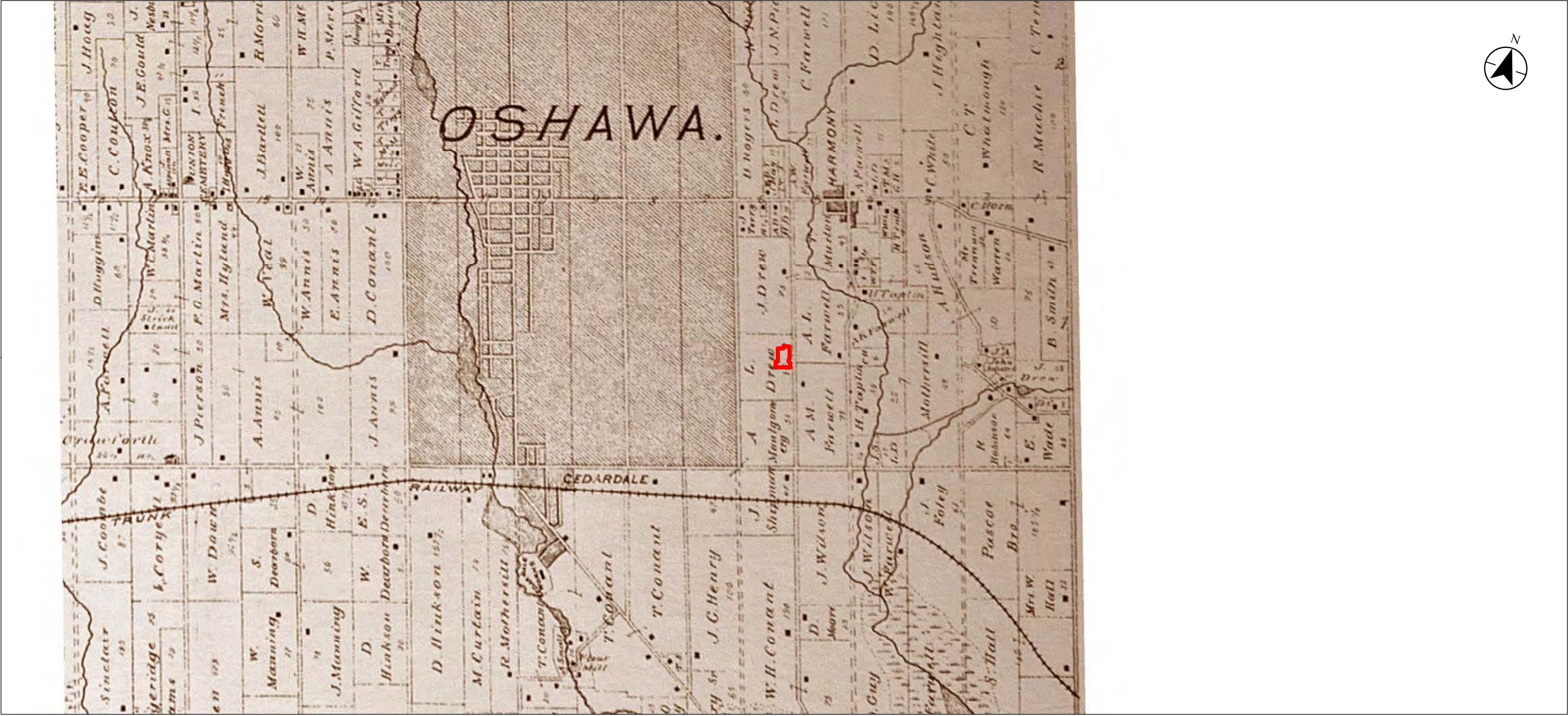








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Legend  
 Study Area

**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 165011019 REVA  
Regionan Municipality Prepared by BF on 2023-02-23  
of Durham Technical Review by BCC on 2023-01-25

Client/Project  
METROLINX, OSHAWA TO BOWMANVILLE RAIL  
SERVICE EXTENSION PROJECT  
CULTURAL HERITAGE EVALUATION REPORT—374  
FAREWELL ST, 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 Municipality Prepared by BF on 2023-02-23  
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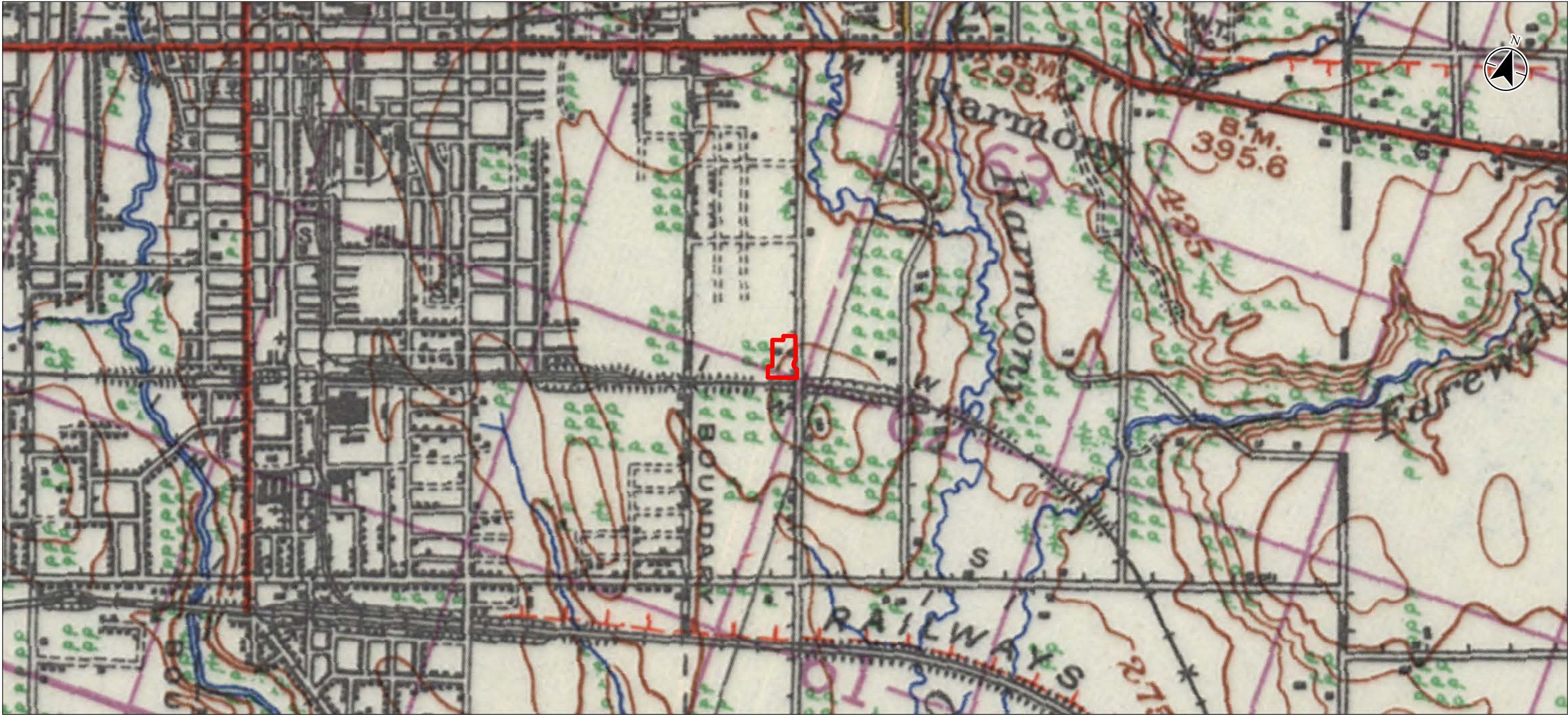
Figure No.

5

Title

Topographic Mapping, 1930





Legend

Study Area

**Notes**

1. Source: Department of National Defence, 1939, Topographic Map, Ontario, Oshawa Sheet.

2. Map is not to scale.



Project Location  
Region Municipality  
of Durham

165011019 REVA  
Prepared by BF on 2023-02-23  
Technical Review by BCC on 2023-01-25

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SERVICE EXTENSION PROJECT  
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FAREWELL ST, OSHAWA

Figure No.

6

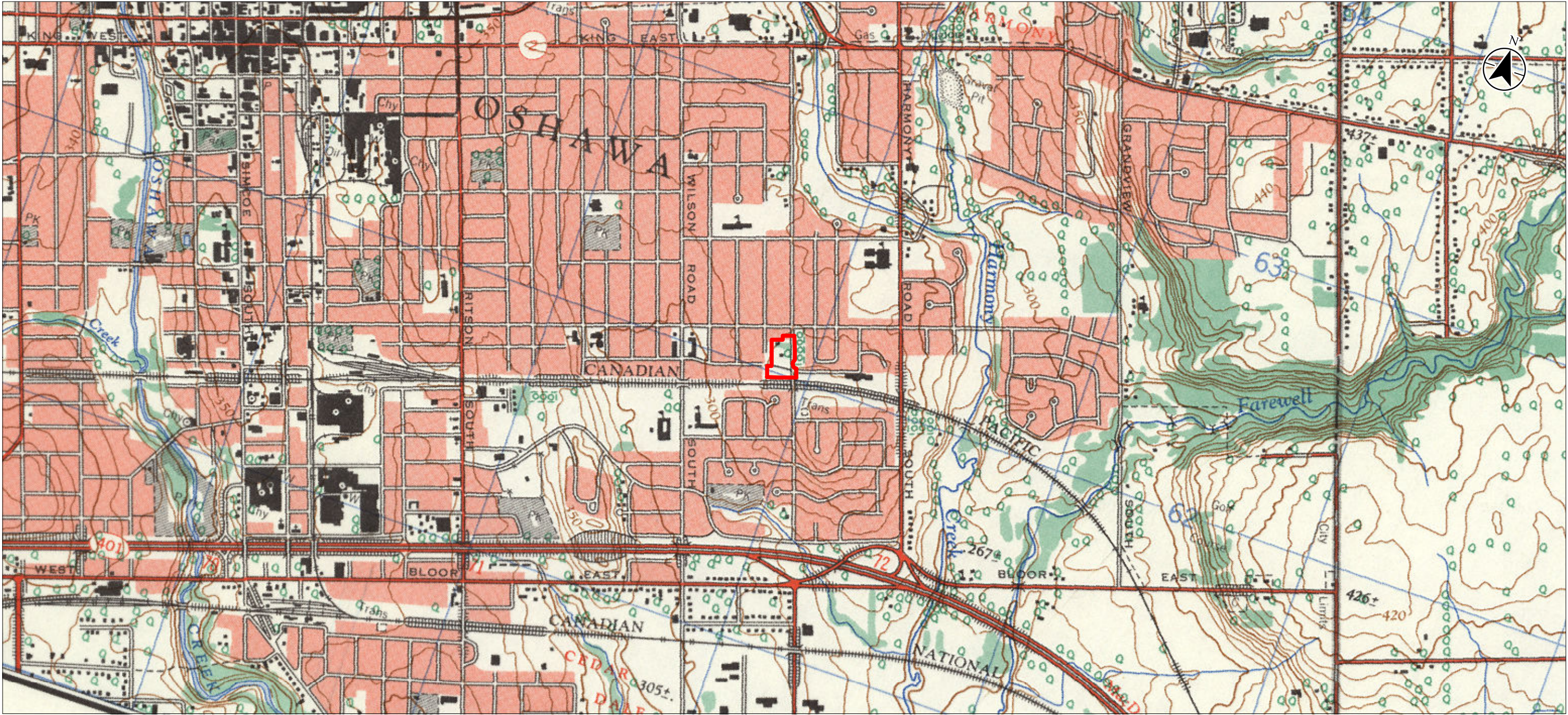
Title

Topographic Mapping, 1939









Legend  
 Study Area

**Notes**  
1. Source: Department of National Defence, 1968. Oshawa, Ontario. Ottawa: Map Distribution Office, Department of Energy, Mines, and Resources.  
2. Map is not to scale.



Project Location 165011019 REVA  
Region of Durham Prepared by BF 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—374  
FAREWELL ST, OSHAWA

Figure No.

8

Title  
**Topographic Mapping, 1968**

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.



## 6.0 Discussion of Design or Physical Value

### 6.1 Property Description

The property at 374 Farewell Street contains a church and daycare is set on a large lot (approximately 1.3 hectares) landscaped with a lawn and parking lot.

The church is a one storey structure with a full basement, steeply pitched side gable roof with overhang clad in asphalt shingles, and a T-shaped plan consisting of a principal section and projecting gable bay. The exterior of the church is red brick in a stretcher bond, vinyl siding within the gables, and metal board and batten style siding above the main entrance (Photo 4). The front (east) façade of the structure contains a symmetrical composition and projecting gable bay. The principal entrance is located on the projecting gable bay and is centred on the front façade. The principal entrance is protected from the elements by a porte-cochere. The port-cochere contains a front facing gable clad in vinyl siding. The port-cochere contains Colonial Revival design elements such as classically inspired wood support columns and a row of dentils in line with the tops of the columns (Photo 5 and Photo 6). The main entrance consists of three glass and metal entrance doors flanked by fixed windows with metal sashes. A transom is located above the doorway and fixed windows. Above the transom is an area of modern board and batten style siding (Photo 7). The front façade north and south of the projecting gable bay mirror each other. Both the south and north facades contain fenestration consisting of three narrow and vertical window openings. Each opening contains a narrow fixed metal sash first storey window and a square fixed metal sash basement window. The windows are separated by a square section of metal board and batten style siding. Three crosses are located after each set of windows (Photo 8 and Photo 9).

The south façade consists of the principal section of the structure and the south façade of the projecting gable bay. The south façade of the projecting bay contains fenestration consisting of three narrow vertical window openings. Each opening contains a narrow fixed metal sash first storey window and a square fixed metal sash basement window. The windows are separated by a square section of metal board and batten style siding (Photo 10). The principal section of the south façade contains two concrete pilasters on the red brick part of the façade. The remainder of the façade within the gable is clad in vertical white vinyl siding (Photo 11).



The west façade of the church is asymmetrical in composition. A secondary entrance with a small overhang supported by metal columns and accessed via concrete steps is located at the centre of the façade. These doors are glass and metal. Another secondary entrance is located at the southwest and northwest corner of the church. The fenestration of the west façade consists of eight narrow and vertical window openings. Each opening contains a narrow fixed metal sash first storey window and a square fixed metal sash basement window. One window opening, located just north of the secondary central entrance, contains only a narrow fixed pane metal sash window and no cladding below it or a basement window. Two concrete pilasters are located on the west façade. The north pilaster is located approximately 19 metres north of the secondary central entrance and the south pilaster is located approximately 8 metres south of the secondary central entrance (Photo 12 and Photo 13).

The north façade consists of the principal section of the structure and the north façade of the projecting gable bay. This façade contains two narrow and vertical window openings. Each opening contains a narrow fixed metal sash first storey window and a square fixed metal sash basement window. To the west of these two windows is a single narrow fixed pane metal sash window with no cladding below it or basement window (Photo 14). The principal section of the north façade contains vertical white vinyl siding in the gable. This façade contains four window openings. The window openings are narrow with fixed or pivot first storey windows and basement windows. The windows are bordered by white vinyl siding (Photo 15).

The daycare is a split-level structure with a low pitched side gable with an overhang. The roof is clad in asphalt shingles and the structures contains a poured concrete foundation. The front (east) façade is asymmetrical and is clad in stucco, brick, and angel stone. The principal entrance is located at the southeast corner of the structure and contains a large wood door. The entrance is flanked by two large picture windows. To the north are two picture windows with vinyl sashes and horizontal sliding lower panes. The windows contain wood shutters painted blue. A secondary entrance accessed via a partial width porch is located to the north of these windows. North of the porch and secondary entrance are two vinyl sash horizontal sliding windows with blue painted shutters (Photo 16). The north façade is clad in brick and contains no windows or doors (Photo 17). The west façade is clad in brick and contains a secondary entrance with a metal or wood door. The west façade contains four vinyl sash horizontal sliding windows with concrete sills and a vinyl sash picture window with a lower horizontal sliding pane with a concrete sill (Photo 18). The south façade is clad in brick and contains three horizontal sliding windows with vinyl sashes and concrete sills (Photo 19).



The property is landscaped with two horseshoe shaped driveways, one at the day care centre and one at the church (Photo 20). The property also contains a large parking lot paved in asphalt along the west façade. Along Farewell Street, the property is landscaped with small deciduous street trees. To the south of the parking lot, driveway, and church is a large field (Photo 21).



**Photo 4: General view of 374 Farewell Street, looking north**



**Photo 5: Port-cochere, looking west**



**Photo 6: Column and dentil details, looking west**



**Photo 7: Main entrance, looking west**



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**Photo 8: South section of front façade, looking west**



**Photo 9: North section of front façade, looking west**



**Photo 10: South façade of projecting bay, looking north**



**Photo 11: South façade of principal section, looking north**



**Photo 12: West façade, looking east**



**Photo 13: West façade secondary entrance, looking east**



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**Photo 14: North façade of projecting bay, looking south**



**Photo 15: North façade, looking southwest**



**Photo 16: Front façade of daycare, looking west**



**Photo 17: North façade of daycare, looking west**



**Photo 18: West façade of daycare, looking east**



**Photo 19: South façade of daycare, looking west**







**Photo 20: Street tree, shrubs, lawn, and driveway, looking south**



**Photo 21: Field, looking east**

## **6.2 Architectural Discussion**

The church at 374 Farewell Street is an example of vernacular post-Second World War architecture common in Ontario from the 1950s through 1970s. The church is predominantly a modernist structure with Colonial Revival design elements limited to the port-cochere. The modernist design style began in Europe and was based around the principal of rejecting historical or classical design elements. This style of architecture achieved mainstream popularity in the decades following the Second World War as Europe was rebuilt and North America experienced a population boom. Modernist design elements of the church include the lack of ornamentation, narrow window openings, and gable roof with overhang (Blumenson 1990: 205-206). The Colonial Revival design elements of the port-cochere include the row of dentils and classically inspired columns. The Colonial Revival design style has been popular in Ontario from 1900 into the present-day (Blumenson 1990: 142-143). Many examples of vernacular post Second World War architecture remain in Oshawa and Ontario.

The day-care building is an example of a split level structure, particularly the bi-level subtype. These types of structures were commonly built in Canada and the United States between 1935 and 1975. Bi-level structures are characterized by an entry at the intermediate level, which was located between two full stories. One of these stories would be partially underground (McAlester 2013: 614).

## **6.3 Integrity Discussion**

Based on a review of available online photography and site visits, the roof of the structure was replaced between 2018 and 2021. When the roof was replaced, a narrow spire was removed from the gable of the porte-cochere. Aside from this, there appears to have been few to no changes to the original massing and architectural elements of the church. The bilevel character of the day care centre remains readily visible, and it is clad in typical mid-20<sup>th</sup> century materials such as brick and angel stone. It is unclear what level of modification was undertaken when the church was converted into a daycare centre.



## **7.0 Discussion of Contextual Value**

The general character of Farewell Street and Guelph Street is suburban and residential. The streetscape consists of typical mid-20<sup>th</sup> century detached residences. This type of streetscape is widespread in Oshawa and the Greater Toronto Area. While the property is linked to the former parsonage on Guelph Street, this is not important to informing the broader context of the area. While it is the largest structure on Farewell Street between Olive Avenue and the CPR tracks, the setback and general massing of the church structure allows it to blend with the surrounding area.



## 8.0 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	<p>The church is a vernacular example of post-Second World War modernist architecture. This type of architecture is widespread in the City of Oshawa and Greater Toronto Area. Parts of Oshawa built after the Second World War contain many examples of this style. Many examples of this type of design style were built and many examples remain. As a vernacular example which combines modernist design with a Colonial Revival port-cochere, the church does not serve as a symbol or portrayal of postwar modernism.</p> <p>The day care centre is a typical example of a split-level structure. Many examples of this type of design style were built and many examples remain.</p>
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No	The materials and architectural elements of the church and day care centre are typical in design and execution.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	No	The church and day care are typical mid-20 <sup>th</sup> century structures and do not demonstrate technical expertise.



<b>Criteria of O. Reg. 9/06 (amended by O. Reg. 569/22)</b>	<b>Yes/No</b>	<b>Comments</b>
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	No	The Evangel Pentecostal Church is one of many religious denominations in Oshawa. The church was established in the early 20 <sup>th</sup> century as Oshawa was rapidly growing and did not directly contribute to the growth and development of the City. While the church was originally linked to Oshawa's Ukrainian community, it was part of an English-speaking branch of the Pentecostal Church when the structure at 374 Farewell Street was built. The City of Oshawa contains numerous examples of structures that contain a stronger historical association with Oshawa's Ukrainian community.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	No	The property has been continuously occupied by the same congregation since the 1960s. The property does not yield new knowledge that contributes to an understanding of Oshawa or the Ukrainian community of Oshawa. While the property likely contains information that contributes to an understanding of the Evangel Church, this is an inherent function of a church as a gathering place.
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 property is set in a mid-20 <sup>th</sup> century suburban and residential landscape. This type of streetscape is widespread in Oshawa and the Greater Toronto Area and cannot be considered unique or definable.



<b>Criteria of O. Reg. 9/06 (amended by O. Reg. 569/22)</b>	<b>Yes/No</b>	<b>Comments</b>
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	No	While the property is linked to the former parsonage on Guelph Street, this is not important to informing the broader context of the area.
9. The property has contextual value because it is a landmark.	No	The setback and massing blends with the surrounding area and. Located on a dead end street, the church is not particularly memorable or useful as a wayfinding 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**

<b>Criteria in O. Reg. 10/06</b>	<b>Yes/No</b>	<b>Comments</b>
1. The property represents or demonstrates a theme or pattern in Ontario's history.	No	The property contains a mid-20 <sup>th</sup> century church and day care centre. These types of structures are common in Ontario and the property does not contribute to an influential evolution or pattern of development in Ontario.
2. The property yields, or has the potential to yield, information that contributes to an understanding of Ontario's history.	No	The property contains a mid-20 <sup>th</sup> century church and day care centre. These types of structures are common in Ontario and the property does not have the potential to yield information that contributes to a greater understanding of Ontario's history.





<b>Criteria in O. Reg. 10/06</b>	<b>Yes/No</b>	<b>Comments</b>
3. The property demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage.	No	The architectural design of the church and day care centre was widespread in Ontario during the mid to late 20 <sup>th</sup> century. In addition, most communities in Ontario contain a place of worship. Therefore, the property is not uncommon in a provincial context.
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 structures use typical mid to late 20 <sup>th</sup> century 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	The property was not found to have important symbolic, historical, social, or cultural meaning within the province or with a community that is found within more than one part of the province.
7. The property has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.	No	The property has been occupied by the Evangel Pentecostal Church since 1966. This congregation was not found to have contributed to the history of Ontario through the contributions of a well known, influential, or innovative person or persons.
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 outcome of the evaluation, the property does not contain CHVI and is not a PHP or PHPPS.

On February 16, 2023, the Metrolinx Heritage Committee (MHC) met to discuss the findings of the CHER. The MHC determined that the property met no criteria of O. Reg. 9/06 or O. Reg. 10/06. Therefore, 374 Farewell Street is not a PHP or PHPPS.

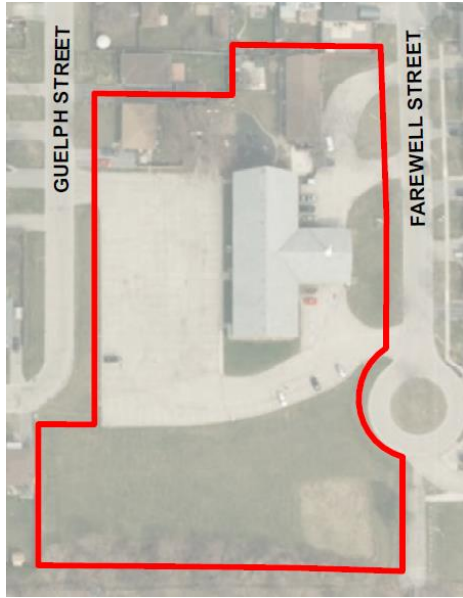
### **8.4 Draft Statement of Cultural Heritage Value or Interest**

The property has not been found to contain CHVI and a draft statement of CHVI is not applicable given the findings of the CHER.




## 9.0 Data Sheet

### Property Data Sheet

Field	Property Data
Property Name	Evangel Pentecostal Church
Municipal Address	374 Farewell Street
Municipality:	City of Oshawa, Regional Municipality of Durham
Lat/Long:	43° 53'35.43 North 78° 50'05.95 West
PIN	16374-0667
Ownership:	Private
Aerial Photograph:	

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Field	Property Data
Current Photograph:	
Date of Construction:	Day Care Centre: 1966 (as church) Church: 1979
Date of Significant Alterations:	The original church was converted into a day care centre in 1979.
Architect/Designer/Builder:	Unknown
Previous Owners(s) or Occupants:	N/A: Occupied by Evangel Church since construction
Current Function:	Church
Previous Function:	N/A: Occupied by Evangel Church since construction
Heritage Recognition/Protection:	None Identified
Local Heritage Interest:	None Identified
Adjacent Lands:	None Identified



## 10.0 Chronology

The following chronology indicates important dates, periods, and events in the evolution of the NAME 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
- **1860:** Historical mapping shows the Study Area is occupied by the Drew family, they remained owners of land within and adjacent to the Study Area until the early 20<sup>th</sup> century.
- **1879:** Oshawa is incorporated as a Town
- **1912:** The Canadian Pacific Railway line is built through Oshawa
- **1924:** Oshawa is incorporated as a City
- **1951:** The Study Area is annexed into the City of Oshawa from East Whitby Township
- **1951-1961:** The Study Area is farmed as a market garden within the City of Oshawa
- **1966:** The first Evangel Pentecostal Church is built within the Study Area
- **1974:** Durham Region is established and the remainder of East Whitby Township is annexed into the City of Oshawa.
- **1979:** The church built in 1966 was converted to a day care centre and the present-day church was built.



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August 24, 2023

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# Appendices



## **Appendix A Heritage Personnel Qualifications**



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

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

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



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

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

