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January 29, 2013

Our File No. D-2110-0526 2013

ONTARIO HERITAGE TRUST

FEB 01 2013

Ontario Heritage Trust
10 Adelaide Street East
Toronto, ON M5C 1J3

RECEIVED

**RE: Designation of 1725 Thornton Road North in Oshawa pursuant to
Section 29 of the *Ontario Heritage Act***

I confirm that the Council of The Corporation of the City of Oshawa passed By-law 11-2013 on January 28, 2013 designating the property municipally known as 1725 Thornton Road North, Oshawa and legally described as PT N ½ Lot 16 Con 4 East Whitby Part 1 40R8243 Oshawa as being of cultural heritage value or interest. Schedule "A" to By-law 11-2013 is a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property.

Please find served upon you pursuant to section 29(14) of the *Ontario Heritage Act* a copy of By-law 11-2013, including Schedule "A"

I trust the foregoing to be satisfactory.

Yours very truly,



Kelly A. Gravelle
Assistant Solicitor

Encl. By-law -2013

c. Paul Ralph, Director, Planning Services
Sandra Kranc, City Clerk



By-Law 11-2013
of The Corporation of the City of Oshawa

being a by-law to designate the property located at 1725 Thornton Road North, as being of cultural heritage value and interest pursuant to the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18.

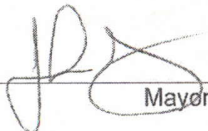
Recitals:

1. Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18 (the "Act") authorizes the Council of a municipality to enact by-laws to designate a property to be of cultural heritage value and interest.
2. William John Girard is the registered owner of the property located at 1725 Thornton Road North in the City of Oshawa (the "Property") and has requested that the Property be designated under Section 29 of the Act. The Property contains a good representation of a one-and-a-half storey Classical Revival style rural farm dwelling that was popular in the first half of the nineteenth century and well into the early twentieth century.
3. On December 5, 2012 the City forwarded to the Ontario Heritage Trust a Notice of Intent to Designate the Property.
4. Notice of intention to designate the Property was published on December 5, 2012 in the *Oshawa This Week* and *The Oshawa Express* newspapers having general circulation in the City of Oshawa.
5. The last day for serving a Notice of Objection to the Notice of Intention to Designate the Property was January 4, 2013. No Notice of Objection to the proposed designation was served on the City Clerk.

NOW THEREFORE BE IT ENACTED AND IT IS HEREBY ENACTED as a by-law of The Corporation of the City of Oshawa, by its Council, as follows:

1. The Property, including the detached dwelling and its features which are described in Schedule "A" to this By-law, located at 1725 Thornton Road North, legally described as PT N1/2 LT 16 CON 4 EAST WHITBY PT 1 40R8243; OSHAWA, is hereby designated as being of cultural heritage value and interest.
2. The reasons for designation of this Property under the Act are set out in Schedule "A" to this by-law. Schedule "A" forms an integral part of this by-law.
3. A copy of this by-law shall be registered against the Property in the Land Registry and Land Titles Offices for the Land Registry Division of Durham (No. 40).
4. The City Clerk is hereby authorized to serve a copy of this by-law on the Ontario Heritage Trust and the registered owners of the Property, and to publish notice of the passing of this by-law in the *Oshawa This Week* and *The Oshawa Express* newspapers.

By-law passed this twenty-eighth day of January, 2013.



Mayor



City Clerk

**Schedule "A" to By-law 11-2013
of The Corporation of the City of Oshawa**

**1725 Thornton Road North
Nesbitt House
Designation Statement and Description**

Location and Description of Property:

1725 Thornton Road North consists of a single detached residential dwelling located on the east side of Thornton Road North, approximately midway between Taunton Road West and Conlin Road West in the City of Oshawa. The house is a key building in the historic farmscape along this segment of Thornton Road North and is framed by a trimmed lawn, shrubbery, gardens and mature vegetation and trees.

The original dwelling, which has since been added to to create a larger living area, was likely built circa 1860 for, or by, James Nesbitt. The original one-and-a-half storey home features a centrally positioned main entrance and low pitched gabled roof that is reflective of Classic Revival style influences. It is constructed of natural face fieldstone in random courses with large fieldstone quoins and a fieldstone foundation. The house has flat window openings with wood lugsills and double-hung 9x9 sash windows on the west facade. There are red brick heads over the window openings. Two additions to the home were added in the late 1960's: a garage clad in fieldstone on the north facade and a second storey clad using board and batten atop the east wing/extension. These additions are sympathetic to the original structure by keeping with the use of complementary materials and transform what was once a modest stone farmhouse into an elegant and picturesque rural composition.

Legal Description:

The property is located at 1725 Thornton Road North and is legally described as PT N1/2 LT 16 CON 4 EAST WHITBY PT 1 40R8243; OSHAWA.

Statement of Cultural Heritage Value or Interest:

The cultural heritage value of 1725 Thornton Road North lies in the fact that the original fieldstone dwelling is a good representation of a Classical Revival style rural farm dwelling that was popular in the first half of the nineteenth century and well into the early twentieth century. The one-and-a-half storey original structure features a symmetrical 3-bay frontal facade with a centrally positioned main entrance and low pitched gabled roof. It is constructed of natural face fieldstone in random courses with large fieldstone quoins and a fieldstone foundation. The house has flat window openings with double-hung 9x9 sash windows on the west facade. There are red brick heads over the window openings. The home is framed by a trimmed lawn, shrubbery, gardens and mature vegetation.

Description of Heritage Attributes:

Key attributes that reflect the heritage value of the property at 1725 Thornton Road North are as follows:

- The original one-and-a-half storey single detached home designed in the Classic Revival style featuring a symmetrical 3-bay frontal facade with a centrally positioned main entrance and low pitched gabled roof;
- The exterior walls consisting of natural face fieldstone in random courses and large fieldstone quoins;
- The fieldstone foundation;
- The flat window openings with wood lugsills and red brick heads over the window openings; and
- The double-hung 9x9 sash windows on the west facade.