



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **[www.heritagetrust.on.ca](http://www.heritagetrust.on.ca)**.

---

Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **[www.heritagetrust.on.ca](http://www.heritagetrust.on.ca)**.

JUL 23 2014

Thursday, July 17, 2014

Our File No. D-2110-0653 2014

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

**RE: Designation of 2370 Simcoe Street 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 108-2014 on July 16, 2014 designating the property municipally known as 2370 Simcoe Street North, Oshawa and legally described as Part Lot 13, Concession 5 East Whitby, being Part 1 on 40R-28350 Oshawa as being of cultural heritage value or interest. Schedule "A" to By-law 108-2014 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 108-2014, including Schedule "A"

I trust the foregoing to be satisfactory.

Yours very truly,



Kelly A. Gravelle  
Lawyer

Encl. By-law -2013

c. Margaret Kish  
Sandra Kranc, City Clerk



**By-law 108-2014**  
**of The Corporation of the City of Oshawa**

being a by-law to designate a portion of the property located at 2370 Simcoe Street North, specifically PT LT 13, CON 5, EAST WHITBY, PT 1, 40R-28350, OSHAWA, as being of cultural heritage value and interest pursuant to the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18.

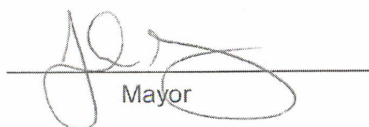
Recitals:

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. 2157236 Ontario Limited (Tribute Communities) is the registered owner of the property located at 2370 Simcoe Street North in the City of Oshawa and has requested that a portion of that property, specifically PT LT 13, CON 5, EAST WHITBY, PT 1, 40R-28350, OSHAWA (the "Property"), be designated under Section 29 of the Act. The portion of the property to be designated contains a unique example of a one-and-a-half storey house transformed from a 1850s vernacular Gothic Revival farm house to a Colonial Revival estate house.
3. On June 4, 2014 the City forwarded to the Ontario Heritage Trust and the registered owner of the Property a Notice of Intent to Designate the Property.
4. Notice of intention to designate the Property was published on June 4, 2014 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 July 4, 2014. 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 main building and its features which are described in Schedule "A" to this By-law, located at 2370 Simcoe Street North and legally described as PT LT 13, CON 5, EAST WHITBY, PT 1, 40R-28350, 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 owner 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 sixteenth day of July, 2014.

  
Mayor

  
Acting City Clerk



**Schedule "A" to By-law 108-2014  
of The Corporation of the City of Oshawa**

2370 Simcoe Street North  
Windfields Stone House

**Designation Statement and Description**

**Location and Description of Property:**

The Windfields Stone House is located at 2370 Simcoe Street North on the west side of Simcoe Street North mid-way between Conlin Road West and Winchester Road West and a short distance north of the future Britannia Avenue West. The one-and-a-half storey house is a unique example of the transformation from a 1850s vernacular Gothic Revival farm house to a Colonial Revival estate house. A distinguishing feature of the east façade is that it is constructed of pitch-faced ashlar stone.

**Legal Description:**

The property is located at 2370 Simcoe Street North and is legally described as PT LT 13, CON 5, EAST WHITBY, PT 1, 40R-28350, OSHAWA.

**Statement of Cultural Heritage Value or Interest:**

Robert S. McLaughlin, President of General Motors Canada, acquired the property in 1928 from William Jewell and in 1950 sold it to E. P. Taylor, architect of modern Canadian horseracing. Under Mr. Taylor's ownership, the architect, Earle Morgan, designed alterations to the house that transformed the home from an 1850s vernacular Gothic Revival farm house to a Colonial Revival estate house in 1952. Mr. Morgan is best known as an industrial architect and for having overseen the design and construction of many of Ontario's finest racetracks. On the surrounding property, Mr. Taylor established Windfields Farm where Canadian horseracing saw the emergence of several famous race horses and in particular, Northern Dancer. Northern Dancer was a Canadian-bred thoroughbred racehorse who won the Kentucky Derby and Preakness Stakes, among other races, and who became the most successful sire of the 20th century.

**Description of Heritage Attributes:**

The defining heritage attributes of the property are:

- Ashlar and rubble stone construction of the building and the quality of the workmanship;
- Landscape features of Mr. Morgan's design including the flagstone walkway, dry stone wall and terrace on the south side of the house;
- Three-bay symmetry of the east façade that dates from the original 1850s structure and were integrated into the 1952 renovations;
- Three dormer windows on the east and one on the west façade of the one-and-a-half storey original 1850s structure;
- Double-hung, wood-sash windows that contribute to the Colonial Revival style of the home;
- Copper chimney capping;
- Copper-roofed tented portico on the east façade;
- Exterior sidelights, transoms and door design that contribute to the Colonial Revival style;
- The front façade ensemble of windows, front door and proportions that trace the uncommon transition of a Gothic Revival farm house into a Colonial Revival estate house; and
- The unobstructed view of the house across the manicured lawn from Simcoe Street North.