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June 4, 2014

File: B-8600-0210

Tribute Communities  
1815 Ironstone Manor, Unit 1  
Pickering, ON L1W 3W9

**Re: *Notice of Intent to Designate 2370 Simcoe Street North, Oshawa***

Pursuant to Part IV of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O. 18, please be advised that the Council of the Corporation of the City of Oshawa intends to designate the following property as a property of cultural heritage value or interest:

Windfields Stone House  
2370 Simcoe Street North (described as Part 1, Plan 40R-28350)  
City of Oshawa

Reasons for the Proposed Designation

**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 a 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 20<sup>th</sup> 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.

The full particulars of the Reasons for Designation for 2370 Simcoe Street North are available for inspection in the Planning Services Branch, 8<sup>th</sup> Floor at 50 Centre Street South between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday.

Any person may, on or before the 4<sup>th</sup> day of July 2014, send by registered mail or deliver to the city clerk, a Notice of Objection to the proposed designation, together with a statement of their reasons for the objection and all relevant facts. If a Notice of Objection is received, the Council of the City of Oshawa will refer the matter to the Conservation Review Board for a hearing and a report.

If you have any questions or require clarification with respect to this letter, please contact the undersigned at (905) 436-3311 ext. 2945 or via email at [mkish@oshawa.ca](mailto:mkish@oshawa.ca).



Margaret Kish, M.Sc.Pl., MCIP, RPP  
Senior Planner, Planning Services

MK/c

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