



CULTURAL HERITAGE PROPERTY EVALUATION REPORT:

3215 Sideline 28, Pickering, Ontario

SUBMITTED TO:

The City of Pickering
One The Esplanade
Pickering, Ontario
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November 9, 2015

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1 Introduction to the Site

Laurie Smith Heritage Consulting, in partnership with Amy Barnes Consulting and Chris Uchiyama Heritage, was retained by the City of Pickering in April, 2015 to undertake a Cultural Heritage Property Evaluation of the property listed as 3215 Sideline 28 in Pickering, Ontario.

The property, also known as the Whitevale School, is located east of the hamlet of Whitevale, on the north side of Whitevale Road and the east side of Sideline 28. It is a corner lot, 0.37 hectares (0.91 acres) in area, comprising part of Lot 28, Concession V, Pickering Township, in the City of Pickering, Ontario (Figure 1). The property is surrounded by agricultural lands,

The main built resource on the property is a former school building, built in 1865. It is a large, rectangular building with a short façade, built in the Greek Revival style with a pedimented, front-gable roof, a rooftop bell and cupola, and a date stone in the tympanum that reads "School Section No. 8. A.D.1865". The red-brick exterior is outlined with contrasting buff-brick piers and borders.

The property contains two additional buildings: a small woodshed with a gable roof and shiplap siding; and a garage (built in the 1970s) with a gable roof and vertical board cladding.

The former school faces Whitevale Road and has a generous setback from the road. It is surrounded by grassed lawn and mature coniferous and deciduous trees. Access to the site is from Sideline 28, with a semi-circular, gravel laneway running from that road to the building's main entrance on its west elevation. The property is bordered with mature trees said to have been planted in 1882.

The property is owned by the Province of Ontario and is managed by Ontario Infrastructure and Lands Corporation. It is listed in the City of Pickering Municipal Heritage Register (2008) and is included in the Whitevale Heritage Conservation District, which is designated under Part V of the *Ontario Heritage Act* (By-law 4074-92, 1993).



Figure 1: Location and property boundary for 3215 Sideline 28 (City of Pickering, 2015)

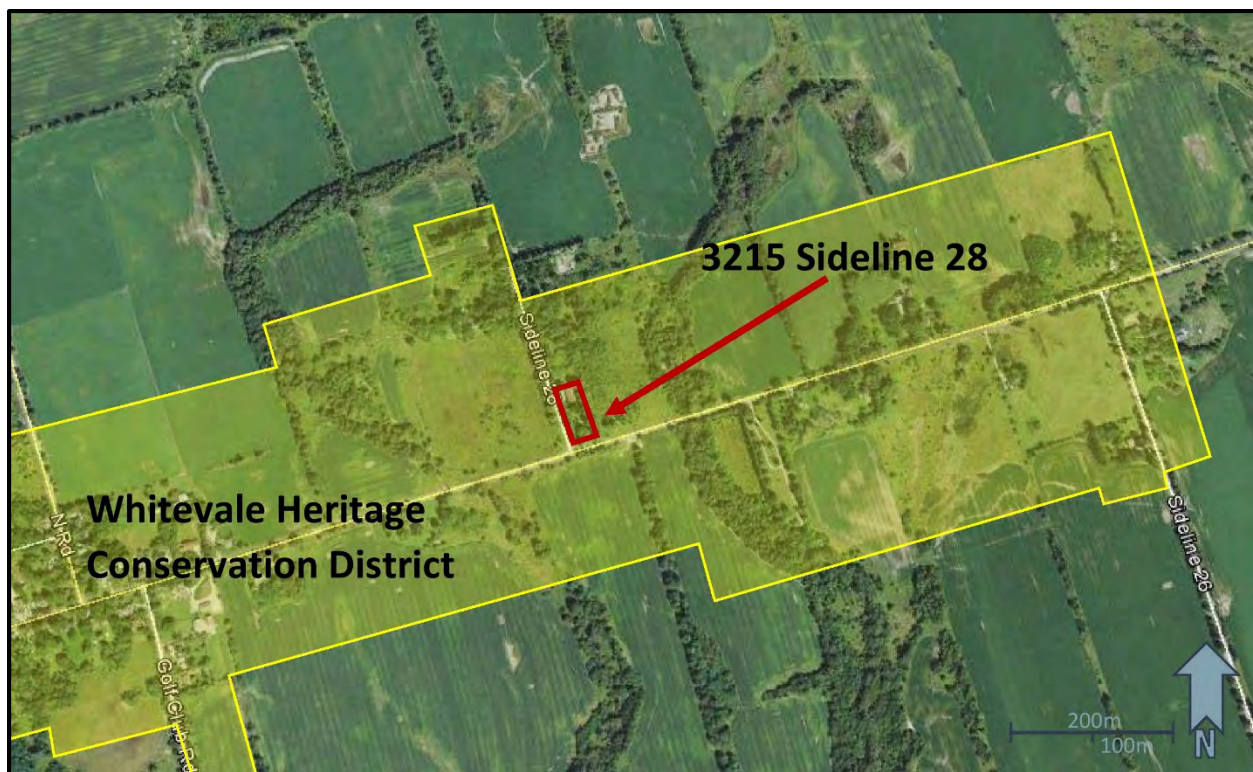


Figure 2: Context and location of 3215 Sideline 28 (Base map source: Google Earth Pro, 2015)



Figure 3: Front (south) elevation of 3215 Sideline 28 (AB, 2015)



Figure 4: Aerial photo of 3215 Sideline 28 (Base map source: Google Earth Pro, 2015)

2 Methodology

This cultural heritage evaluation was conducted using the criteria in O.Reg. 9/06 under the *Ontario Heritage Act*. The evaluation was based on information contained in previous reports on the site, additional historical research, and a site visit of the property. The City of Pickering excluded public and stakeholder consultation from the consultant contract, except for the purposes of historical research.

The heritage value of the property has previously been examined in the following reports (listed chronologically):

- Unterman McPhail Heritage Resource Consultants, *The Hamlet of Whitevale Heritage Conservation District Study: Background Report*. Prepared for the Town of Pickering, August 1989.
- Hough, Stansbury, Woodland, Naylor, Dance Limited – Prime Consultants, D.R. Poulton & Associates – Archaeological Assessments and Excavations, André Scheinman – Heritage Preservation Consultant, *Seaton Cultural Heritage Resources Assessment: Technical Appendix*. Report prepared for the Seaton Interim Planning Team, Ministry of Municipal Affairs and Housing, July 1994.
- André Scheinman, *Seaton Built Heritage Assessment*. Prepared for the North Pickering Land Exchange Team, Ministry of Municipal Affairs and Housing, Planning and Development Division, November 2004.
- Contentworks Inc., *Thematic Study and Phase 1 Evaluation of ORC Properties in Pickering*. Prepared for Ontario Realty Corporation, March 2009.

- Contentworks Inc., Phase II Evaluation of Residences on Whitevale Road, Pickering. Report prepared for the Ontario Realty Corporation, March 2009.
- Bray Heritage, Seaton Neighbourhood Planning Background Report: Whitevale Road Heritage Corridor Review. Report prepared for the City of Pickering, May 2010.

Sources for additional historical research are noted in the "Sources" section at the end of this document.

An exterior and interior site visit was undertaken on June 16th, 2015 by Amy Barnes, M.A. and Chris Uchiyama, M.A. The current tenant, Charles Neville, provided access to the property, with the permission of Ontario Infrastructure and Lands Corporation.

3 Policy Framework

In Ontario, the *Provincial Policy Statement 2014* ("PPS 2014"), issued under s. 3 of the *Planning Act*, provides policy direction on matters of provincial interest related to land use planning and development.¹ Land use planning decisions made by municipalities, planning boards, the Province, or a commission or agency of the government must be consistent with the PPS 2014.² The PPS 2014 provides that "significant built heritage resources and significant cultural heritage landscapes shall be conserved" and "development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved".³ "Significant" means "resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people."⁴ These resources and landscapes are conserved through their "identification, protection, management and use.....in a manner that ensures their cultural heritage value or interest is retained under the *Ontario Heritage Act*."⁵

Part IV of the *Ontario Heritage Act* ("OHA") permits municipalities to designate individual properties that are of cultural heritage value or interest, based on criteria set out in *Ont. Reg. 9/06*.⁶ Designation is done by by-law and includes a description of the property and a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property. Part V of the OHA permits municipalities to designate heritage conservation districts consisting of multiple properties, and adopt a district plan for managing change.⁷ A property that is included in an area designated as a heritage conservation district may subsequently be individually designated under Part IV.⁸ Municipalities

¹ PPS 2014, Part I: Preamble.

² PPS 2014, Part III: How to Read the Provincial Policy Statement.

³ PPS 2014, s. 2.6.1 and 2.6.2.

⁴ PPS 2014, s. 6.0, Definitions, at p. 49.

⁵ PPS 2014, s. 6.0, Definitions, at p. 40.

⁶ OHA, Part IV, s. 29.

⁷ OHA, ss. 41 and 41.1.

⁸ OHA, s. 41(2).

must keep a register of property that is of cultural heritage value or interest. In addition to designated properties, the register may include other property that the municipality believes to be of cultural heritage value or interest.⁹ The OHA provides processes for a municipality to approve proposed alterations, demolition or removal of resources on designated properties or within a heritage conservation district, and requires notice be given to a municipality for proposed alterations, demolition or removal of resources on non-designated properties listed on the register.¹⁰

Part IV OHA (individual property designation by municipalities) and Part V OHA (heritage conservation district designation) do not apply to property that is owned by the provincial government or by a prescribed public body.¹¹ Ontario Infrastructure and Lands Corporation is a prescribed public body.¹² However, municipalities are not prevented from including properties owned by the provincial government or a prescribed public body in the municipal register of non-designated properties.¹³

Heritage properties owned or occupied by the provincial government or prescribed public bodies are subject to the *Standards & Guidelines for Conservation of Provincial Heritage Properties* ("the provincial S&Gs"), a set of guidelines issued by the Minister of Tourism, Culture and Sport in 2010.¹⁴ The provincial S&Gs require provincial ministries and agencies to establish and maintain a cultural heritage conservation policy and procedures to identify, manage and conserve provincial heritage properties.¹⁵ Decisions affecting a provincial heritage property must consider its cultural heritage value and mitigate negative impacts.¹⁶ If a provincial heritage property is to leave government ownership, best efforts should be made to ensure its cultural heritage value is protected through designation or easement; demolition or removal should be considered only as a last resort. Ontario Infrastructure and Lands Corporation has followed an internal heritage management process since 2007. The property at 3215 Sideline 28 was recommended as an ORC Heritage Property in the 2009 Phase II report prepared by Contentworks Inc. for ORC.

The OHA provides that if a property owned by the provincial government or a prescribed public body is included in a designated heritage conservation district, and there is a conflict between a provision of the provincial S&Gs and a provision in Part V as they apply to that property, the provision in Part V prevails.¹⁷

⁹ OHA, ss. 27(1.1) and (1.2).

¹⁰ OHA, ss. 27 (3), 33, 34 and 42.

¹¹ OHA ss. 25.2 (2), 26.1 (1) and 39.1.1(1).

¹² OHA, Ont. Reg. 157/10.

¹³ OHA, s. 26.1(3).

¹⁴ The Provincial S&Gs are available online at

http://www.mtc.gov.on.ca/en/publications/Standards_Conservation.pdf

¹⁵ S&G, s. A.2, A.2 and A.5.

¹⁶ S&G, s. A.3

¹⁷ OHA, s. 39.1.1(2).

The City of Pickering has adopted a policy to respect and conserve cultural heritage resources as part of the *City of Pickering Official Plan (Edition 6)*.¹⁸ City Council shall identify important cultural heritage resources from all time periods, and prevent the demolition, destruction or inappropriate alteration of important cultural heritage resources to the extent possible (s. 8.2). City Council shall maintain an inventory of heritage resources designated or worthy of designation under the OHA (s. 8.7). City Council shall encourage the preservation or excavation of important archaeological sites (s. 8.10). Amendment 22 to the Pickering Official Plan, approved by the Ontario Municipal Board in 2013, specifically provides that the Seaton Urban Area shall be planned as a sustainable community, based on seven key sustainability principles, including to “protect cultural heritage resources and archaeological resources”.

4 Historical Context

The property at 3215 Sideline 28 is located just east of the hamlet of Whitevale, in the southwest corner of Lot 28, Concession V, Pickering Township. The township was first surveyed in 1797 and Crown patents were issued shortly thereafter. The land around Whitevale was not settled until the early 1820s, when United Empire Loyalist John Major (1768-1831) built a saw mill on the banks of West Duffins Creek. A small settlement, known as Major Mills or Majorville, began to take shape along Concession V.

In 1843, Ira White purchased Major’s sawmill and put his son, Truman P. White in charge of operations.¹⁹ An ambitious industrialist, T.P. White further leveraged the power of the West Duffins Creek and developed the milling site to include a flour mill. During the 1850s and 1860s, the settlement grew into an industrial centre with the addition of: a planing mill (1866); a stave and heading factory, T.P. White’s wool factory (1867); a sash and door factory; a wagon and steam carriage factory; and the P.R. Hoover and Co. cheese factory. Commercial enterprises included: a general store; a butcher shop; Major Hotel; and a tinsmith shop. Anticipating the growth of the community, T.P. White registered two survey plans, one in 1857 and an amended plan in 1860. The 1869 Ontario Gazetteer and Directory indicates that the hamlet’s population was approximately 300 that year. John Shier’s 1870 plan of subdivision was the first time that “Whitevale” was used as the name of the community, in honour of T.P. White; although the mills continued to be called “Majors Mills.” T.P. White is buried at the Whitevale Cemetery, along with his wife Harriet.

The 0.91 acre property at 3215 Sideline 28 was part of a 200-acre parcel patented to Kings College on June 3rd, 1828. King’s College was an Anglican college established by Royal Charter in 1827; it later became the University of Toronto.²⁰ James White purchased the south half of the parcel in 1853 and transferred the southwestern quarter to his son William White in 1854. James White (b. 1819) was an English emigrant who arrived in Pickering Township in 1833. He rented 100

¹⁸ *City of Pickering Official Plan (Edition 6)*, Chapter Eight – Cultural Heritage.

¹⁹ Unterman McPhail, 1989: 2-2.

²⁰ Friedland, Martin L. (2002). *The University of Toronto: A History*. University of Toronto Press. pp. 4, 31, 143, 156, 313, 376, 593–6. [ISBN 0-8020-4429-8](https://doi.org/10.1017/9780802044298).

acres on Lot 18, Concession V before purchasing Lot 28, Concession V in 1853. He married Elizabeth Pugh and built a stone house at 750 Whitevale Road around 1861.²¹

In 1864, the trustees of School Section No. 8 purchased the corner (0.91 acres) of William's parcel for \$150 to build the Whitevale School. The map for the Township of Pickering found in the 1877 Historical Atlas of Ontario County shows the school in its present location. The school received \$1900 in funding to construct the school building from local businessman Truman P. White.²² The first Whitevale School had been a log building built in 1842 on land donated by local farmer John Sleigh.²³ Local historian William Wood, writing in 1911, noted that "during the early 19th Century, most of the residents of Pickering Township were literate and valued the importance of providing education to their children."²⁴ Schools were established early on, often in association with churches. Early schools were typically rough log structures, without any amenities; desks were homemade and students sat on simple backless benches.²⁵ As in many parts of Ontario, schools were full of pupils in the winter, but attendance decreased drastically in the summer when children helped out with the farm work and harvest.²⁶

The second Whitevale School was built in 1865 as a one-room schoolhouse and subdivided to become two rooms in 1921. It served local residents for more than 100 years before closing in 1965. Its students included many descendants of the original Whitevale settlers and founding families (Major, Wilson, and Pugh). Inscriptions in the brick walls of the building reflect the names of these local families.

In 1968, the school board for the Township of Pickering sold the property to Donald and Paisley Glen. Later that year, the Glens re-sold the property to Charles and Bernice Neville, who converted it to a private residence.²⁷ For many years, Mr. Neville also restored old cars in a workshop in the rear portion of the building.²⁸ In 1974, the Province of Ontario took ownership of the property, leasing it back to Mr. Neville. Mr. Neville continues to live there, recently celebrating his 90th year²⁹.

There are other four other extant, mid-19th-century, one-room school buildings in the Pickering area which have been recognized for their heritage value. Greenwood Schoolhouse (1860) was designated by the City of Pickering under the Ontario Heritage Act in 2009. Mount Pleasant

²¹ 1901 Census; William Wood, *Past years in Pickering From Pickering collection 'sketches of the history of the community'*. 1911: 308

²² There is no evidence that T.P. White was related to John White or William White.

²³ Wood, 170

²⁴ Wood, 167

²⁵ Wood 167

²⁶ Wood, 168

²⁷ Land Registry #40. Abstracts. Mr. Neville was a civil engineer, living in Scarborough, when he and his wife saw a newspaper ad about the sale of the school. They drove up to see the building and immediately purchased it and set about converting it to a house. Personal Communication, June 16th, 2015.

²⁸ In 1995, Mr. Neville published "Wolseley Cars in Canada 1900-1920".

²⁹ Personal Communication. June 16th, 2015

Schoolhouse (1858), Atha Schoolhouse (1864) and Brougham Schoolhouse (1859) have been Recognized Federal Heritage Buildings since 2006 and are included in the City of Pickering Heritage Registry³⁰.



Figure 5: Grave marker of Truman P. White and his wife Harriet (Sleigh) at Whitevale Cemetery (CU, 2015)

³⁰ City of Pickering Heritage Property Listing. Revised January 27th, 2014



Figure 6: Section of 1877 map showing schoolhouse in present location (J.H. Beers & Co, 1877:19³¹)

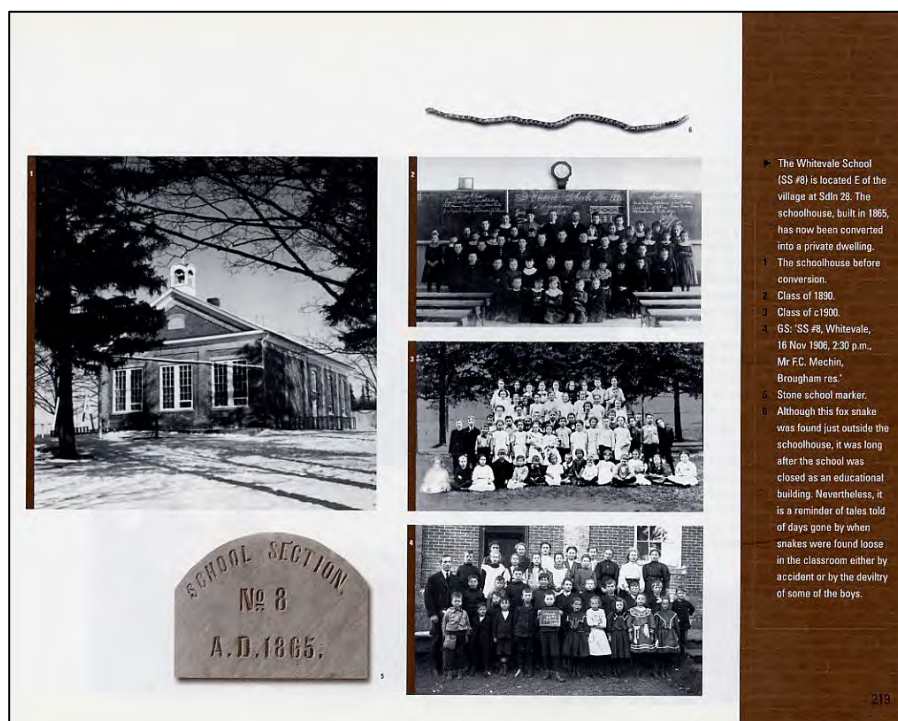


Figure 7: Excerpt from Pickering Historical Society book, showing the Whitevale School before restoration (Sabeau, 2000: 219)

³¹ Digital copy of map accessed through McGill University, *The Canadian County Atlas Digital Project*, 2001 accessed online at <http://digital.library.mcgill.ca/countyatlas/>



Figure 8: Photo of teacher Mr. F.C. Mechin and his students taken November 16th, 1906 in front of Whitevale School (Courtesy of Pickering Public Library)



Figure 9: Composite photo showing names etched into the exterior brickwork at the former Whitevale School (AB, CU, 2015)

5 Architecture and Design

The property has three built resources: a former schoolhouse, built in 1865 and converted to a dwelling and workshop in 1968-71; a small woodshed likely built after 1968; and a garage built in the 1970s. The landscape includes components dating to the 19th century.

5.1 Brick School House

The former Whitevale School is a one-and-a-half-storey, dichromatic-brick building in the Greek Revival style. It has a gable roof and follows a rectangular plan, three bays wide and five bays long, with a short façade and a pedimented front gable. The building sits on a broken-coursed, fieldstone foundation with no basement. The medium-pitch, gable roof features a heavily moulded pediment at the front elevation and returned eaves at the rear. A stone tablet mounted in the tympanum gives the original purpose of the building and date of construction: "School Section No. 8. A.D. 1865". A square, wooden cupola with the original school bell sits on the roof ridge and an interior red-brick chimney rises from the eastern slope of the roof.

Large rectangular window openings are symmetrically arranged along the front and side elevations, with one opening set into each bay. Windows are nine-over-nine, double-hung, wooden units. All windows are original and have had storm windows added to the exterior.³² All window and door units are believed to have been made at the Whitevale Mill.³³ On the front elevation, windows are flat-arch, double-width, with soldier-course, brick voussoirs and wooden lug sills. Along the two side elevations, windows are segmental-arch, single-width, with decorative, soldier-course, segmental-arch voussoirs and brick lug sills.

Two openings have been filled in with brick, one on each of the side (east and west) elevations. The rear bay on the east side elevation has been modified to add a garage door providing access to the workshop. The central bay of each side elevation has also been modified to add a flat-arch, entrance door, with the original window continuing above. According to historian Andre Scheinman, the original configuration of the school had two doors on the outer sides of the façade and separate 'boys' and 'girls' entrances were added on the side elevations shortly after WWII.³⁴ Today the west elevation (boys' entrance) is used as the main entrance and is covered by a hip-roofed vestibule addition. A central concrete walkway, built in 1911, runs from the façade directly south to Whitevale Road, reflecting the former entrance arrangement.

The red-brick exterior is accented with buff brick, both laid in running bond. The buff brick is applied as a wide, raised band outlining the perimeter of each bay on the front and side elevations, as well as the perimeter of the tympanum (the interior course of buff brick in the tympanum is laid as a header row). Buff brick is also used in soldier course to create voussoirs above window and door openings on the front and side elevations and a segmental-arch voussoir above the date-stone tablet in the tympanum. The bricks are believed to have been

³² The original windows which were removed when converted to a home remain stored on site.

³³ André Scheinman, 2004.

³⁴ André Scheinman, 2004

made locally at Hubbard's Kiln on Brock Road³⁵. Many names and dates are etched into the brick from its years as a school.

The cupola is a four-sided, wooden structure with segmental-arched roofline on each side, slatted sides and a finial extending from the roof. The formerly open cavity housing the bell has been covered over with wood siding.

The exterior of the building was altered during its term as a school by: the construction of the concrete sidewalk; moving of entrances from the front to the side elevations; the blocking in of two windows on each of the side elevations; and the removal of a rear outhouse (ghosting remains on the brick).³⁶ It was altered during its time as a private residence by: the addition of a one-storey vestibule at the west entrance; the addition of a shed on the east elevation; the filling in of the sides of the cupola with wood siding, obscuring the bell; the insertion of a garage door opening on the east elevation to permit access to the workshop; and the addition of stucco cladding to the eastern elevation.³⁷

The Greek Revival style typically includes a symmetrical, rectangular form and a temple front with pedimented gable and columns. The style is usually found with a brick or clapboard exterior.³⁸ The former Whitevale School exhibits the symmetrical, rectangular form, and pedimented gable associated with the style. Here, dichromatic brickwork is used to give the appearance of columns.

As built, the Whitevale School building conformed to examples and recommendations for a healthy learning environment, as outlined in an 1859 guide written by John Hodgins. Hodgins was employed by Egerton Ryerson, Superintendent of Schools for Upper Canada, and was a key player in Ryerson's mid-19th century push to build a province-wide education system. Ryerson and Hodgins believed that proper education included appropriate facilities. Certain features such as the use of large windows to provide natural light, a large ventilating cupola to ensure proper air circulation, and appropriately planted shade trees, are all principles set out by Hodgins. These continue to be evident at the Whitevale School.

In a 1980s survey conducted as part of the Canadian Inventory of Historic Buildings, Whitevale School was identified as a very good example of a pre-Confederation, one-room schoolhouse and one of only 40 such schoolhouses extant at that time in Canada. The school was originally a one room schoolhouse before it was converted into two rooms in 1921.³⁹

³⁵ André Scheinman, 2004.

³⁶ André Scheinman, 2004.

³⁷ Personal Communication, Charles Neville, June 16th 2015

³⁸ Heritage Resource Centre, 2009

³⁹ Contentworks, Phase II Evaluation of Residences on Whitevale Road, pg. 9



Figure 10: West (side) elevation of 3215 Sideline 28 showing gravel drive and main entrance (AB, 2015)



Figure 11: Wooden cupola on the ridge line (AB, 2015)



Figure 12: The date stone in the tympanum shows the date and purpose of the building (AB, 2015)



Figure 13: Front elevation with double windows and dichromatic brickwork (AB, 2015)



Figure 14: East (side) elevation, with windows filled in and painted stucco covering the exterior brick (CU, 2015)



Figure 15: East (side) elevation showing the shed addition and modifications to two of the bays (CU, 2015)

5.1.1 Interior

Although the interior has undergone many renovations during its time as a school and to convert it to a private residence, significant original features remain.

The interior walls are built with lathe and horse-hair-reinforced plaster. Wood plank flooring is extant throughout the house, (although painted grey in areas and carpeted in the south east corner bedroom) but some has been removed from the workshop. Wood wainscot remains in parts of the house and workshop. The original cornice trim is evident in places throughout the house. The deep-set wood window sills emphasize the depth of the walls. An original door and door knob are extant in the kitchen.

Surviving features that are associated with its use as a school include: two large chalk boards (one in the southeastern corner and the other on the north wall); the chain used to ring the school bell and still connected to the bell; one of the original school desks; ceiling light fixtures in both the house and workshop sections of the building; and the clock used by the school since at least 1890.⁴⁰ The clock is evident in class photos taken in the schoolhouse c.1890 (see Figure 8, upper right class photo).

During its use as a school, the interior of the building was altered by: the construction of an east-west interior wall to convert it from a one-room to a two-room schoolhouse (1921); and lowering of the ceilings multiple times (evident in the exposed ductwork in the kitchen and the split ceiling in the living room). In 1968-71, the building was redesigned to include living quarters at the front and a large workshop at the rear. A small loft area was added in the southeast corner.



Figure 16: Wood flooring (CU, 2015)

⁴⁰ Sabeen, 2000.



Figure 17: Chalkboard and wainscot in the front room (CU, 2015)



Figure 18: School desk salvaged when the school was closed (CU, 2015)



Figure 19: Living room and loft, with split-level, drop ceiling (CU, 2015)



Figure 20: School clock salvaged when the school was closed (CU, 2015)

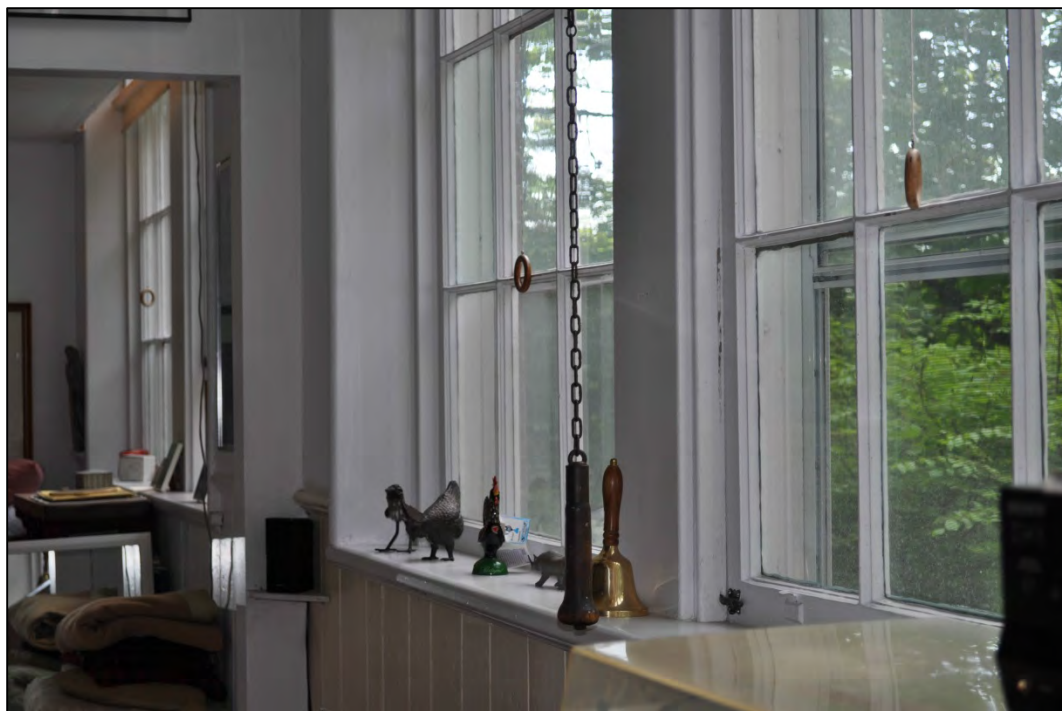


Figure 21: Deep-set window sills and the chain attached to the school bell (CU, 2015)



Figure 22: Remnant of cornice trim (CU, 2015)

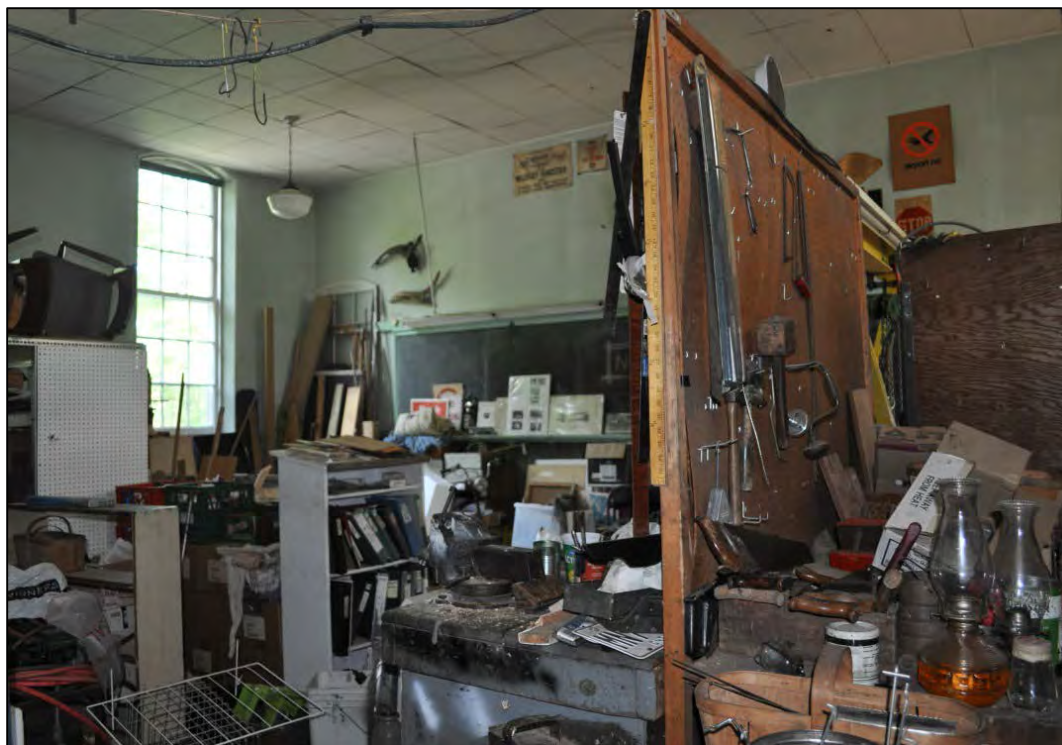


Figure 23: Rear workshop with chalk board and drop ceiling (CU, 2015)



Figure 24: School light fixture in the workshop (CU, 2015)



Figure 25: Excerpt from Pickering Historical Society book, showing the 1968-71 restoration by Charles Neville (Sabeau, 2000)

5.2 Shed

A small woodshed, located southeast of the former school, was likely built after 1968. It is a one-storey structure with a low-pitched gable roof, overhanging eaves, shiplap wood siding, a single-pane door and a wood window with three lites.



Figure 26: Woodshed, likely built after 1968 (CU, 2015)

5.3 Garage

A one-storey, wooden garage, northeast of the former school, was built in the 1970s by Mr. Neville. It has a low-pitch, gable roof, with overhanging eaves and exposed rafters, vertical plank board walls, double doors and a dirt floor.



Figure 27: Wooden garage built in the 1970s (CU, 2015)

5.4 Cultural Landscape

The property has a large grassed lawn and a perennial garden and boasts a number of mature coniferous and deciduous trees. A distinctive line of trees along both sides of the property is said to have been planted in 1882 by teacher Mr. Lamoureux and his students.

The former school building has a generous setback from Whitevale Road, and is obscured from road view by mature landscaping. A semi-circular, gravel laneway provides access from Sideline 28 to the main entrance on the west elevation. A cement pathway added to the front of the building in 1911 remains in place. A cable fence added in 1927 around the perimeter of the property is also extant.

5.5 Archaeological Resources

Although the archaeological potential of the general area in and around the property is well documented⁴¹ the archaeological potential of the property, itself, will be addressed in this section.

Archaeological potential determination is based on a number of factors related to the attractiveness of a site for either temporary or permanent human occupation. Archaeological

⁴¹ See Hough Stansbury Woodland Naylor Dance Limited *et. al.*, 1994 and Scheinman, 2004 for an overview of archaeological research in the area.

features that are considered when determining potential are generally related to basic necessities of survival (e.g., proximity to water), access to transportation (e.g., historic transportation routes, trails, and navigable watercourses), or access to resources (e.g., raw materials for tool making or construction, or food resources).

The Ontario Ministry of Tourism, Culture and Sport lists in its 2010 *Standards and Guidelines for Consultant Archaeologists*⁴² a series of features that are considered, in Ontario, to be related to archaeological potential, or removal of archaeological potential as summarized in Table 1.

Table 1: Factors Indicating Archaeological Potential or Lack of Archaeological Potential

Archaeological Feature	3215 Sideline 28 (y/n)
Previously identified archaeological sites	Y
Water sources:	
Primary water sources (lakes, rivers, streams, creeks)	N
Secondary water sources (intermittent streams, creeks, marshes)	Y
Features indicating past water sources (e.g., glacial lake shorelines, relic river or stream channels)	N
Accessible or inaccessible shoreline	N
Elevated topography (e.g. eskers, drumlins, plateau)	N
Pockets of well-drained sandy soil, especially near areas of heavy soil or rocky ground	Not assessed
Distinctive land formations that might have been special or spiritual places such as waterfalls, rock outcrops, caverns, mounds and promontories and their bases.	N
Resource areas:	
Food or medicinal plants	Not assessed
Scarce raw materials	N
Early Euro-Canadian industry (e.g., fur trade, logging, prospecting, mining)	N
Areas of early Euro-Canadian settlement	N

⁴² Ministry of Tourism, Culture and Sport. *Standards and Guideline for Consultant Archaeologists*. 2011: 17-18.

Archaeological Feature	3215 Sideline 28 (y/n)
Early historical transportation routes	Y
Property listed on a municipal register or designated under the <i>Ontario Heritage Act</i> or that is a federal, provincial or municipal historic landmark or site	Y
Property that local histories or informants have identified with possible archaeological sites, historical events, activities, or occupants	N
Archaeological potential can be determined not to be present if the site has been subject to modern extensive and deep land alterations such as: quarrying; sewage and infrastructure development; building footprints; or major landscaping involving grading.	N

Based on a review of these factors, the property at 3215 Sideline 28 exhibits archaeological potential.

6 Contextual Background

3215 Sideline 28 is located east of the hamlet of Whitevale, on the north side of Whitevale Road. The property is surrounded by agricultural land. Nearby properties include the Whitevale Cemetery to the southeast; the Henry Major House to the southwest; and the James White House to the east (750 Whitevale Road).

The former schoolhouse is historically linked to the James White House at 750 Whitevale Road and they share the same setback from Whitevale Road. It also has indirect historical links to the nearby Whitevale cemetery, as key people who were involved with the construction of the school and its predecessor school are buried there: John Sleight and his wife Susan; Truman P. White and his wife Harriet; and James White and his wife Elizabeth.

The property is included in the Whitevale HCD and contributes to the character of the HCD. The character of the HCD is described as follows:

The hamlet of Whitevale is located in a scenic river valley along the banks of West Duffins Creek in the City of Pickering. Dominated by its rural setting and modest vernacular buildings, the hamlet has not changed significantly in character since the late nineteenth century. It had a small but thriving industrial centre until the 1870's, when a disastrous fire effectively destroyed most of the mill buildings except for the feed mill. With the depopulation of rural Ontario during the late 1800s and early 1900s Whitevale's role as a small service centre for the local farming community waned, resulting in the

complete disappearance of its commercial enterprises on Main Street with the exception of the general store and the mill.

The building style in Whitevale is a mixture of typical rural Ontario vernacular architecture combined with Victorian influences and materials in common usage at the time of construction. The result is a distinctive cohesiveness of scale, mass, decorative detailing and building materials. Although many individual buildings and properties have been altered over the decades, the overall nineteenth century village character has been retained.

Most of the existing nineteenth century buildings have wood frame structures, and siding ranging from clapboard, shiplap to vertical board and batten. The majority of structures are one-and-a-half storeys in height with a three bay front facade and centre gable.

The rural character of Whitevale, with its narrow tree-lined streets, scenic views over the surrounding agricultural lands and the West Duffins Creek and its steep river valley, provides a distinctive context and setting for its buildings. The community has a rich and diverse character within a relatively small area. Archaeological remains located in and around Whitevale attest to its enduring attractiveness as a settlement area.⁴³

7 Heritage Evaluation

The property and associated resources have been evaluated for Cultural Heritage Value or Interest (CHVI) under *Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value or Interest under the Ontario Heritage Act*. A summary of the evaluation based on the criteria is presented in Tables 2, 3 and 4 below.

7.1 Design or Physical Value

The former Whitevale School is a representative example of the Greek Revival style rendered in dichromatic brick. Its symmetrical, rectangular form, with a short façade, its pedimented gable front and the use of dichromatic brick to define bays and evoke columns, constitute a modest interpretation of the style that is appropriate for its rural setting and educational function.

Built in 1865, it is a rare example of a pre-Confederation, one-room schoolhouse, one of fewer than 40 that remain across Canada. It retains features that were endorsed by the Superintendent of Schools for Upper Canada, Egerton Ryerson, and promulgated by his employee J.C. Hodgins in his 1859 guide to examples and recommendations for a healthy learning environment. Features such as the use of large windows to provide natural light, a large

⁴³ City of Pickering. *Whitevale Heritage Conservation District Guide*, 2013: 5.

ventilating cupola to ensure proper air circulation, and appropriately planted shade trees, are exemplified and extant here.

Table 2 - Evaluation of the Cultural Heritage Value or Interest of 3215 Sideline 28 as Per O.Reg. 9/06 Criteria 1. i., ii., and iii

O.Reg. 9/06 Criteria	Criteria Met (y/n)	Justification
1. The property has design value or physical value because it,		
i. is a rare, unique, representative or early example of a style, type, expression, material, or construction method,	Y	The former school house is a representative example of the Greek Revival style rendered in dichromatic brick, in keeping with its modest rural setting. Built in 1865, the former Whitevale School is a rare example of a pre-Confederation, one-room schoolhouse. It retains features that exemplify the principles endorsed by J.G. Hodgins and Egerton Ryerson for schools in Upper Canada in the mid-19 th century.
ii. displays a high degree of craftsmanship or artistic merit, or	N	The building does not display a high degree of craftsmanship or artistic merit.
iii. demonstrates a high degree of technical or scientific achievement.	N	The building does not demonstrate a high degree of technical or scientific achievement.

The property at 3215 Sideline 28 meets the criteria for design or physical value under O.Reg. 9/06.

7.2 Historic/Associative Value

Built in 1865 as the second Whitevale School, the property is directly associated with the early history of public education in the community of Whitevale, and with settlement of the community in general. It served as a school for over 100 years, educating hundreds of local children, including descendants of the original settlers and founding families. Construction of the school was funded by local industrialist T.P. White, who was a key figure in the early development of the community.

3215 Sideline 28 also exhibits archaeological potential, given its proximity to a number of archaeological features outlined in the Ontario Ministry of Tourism, Culture and Sports *Standards and Guidelines for Consultant Archaeologists*,⁴⁴ including: a secondary water course, known

⁴⁴ Ministry of Tourism, Culture and Sport. *Standards and Guideline for Consultant Archaeologists*. 2011: 17-18.

pre-contact and Euro-Canadian archaeological sites, an early historical transportation route, and as a property listed on the Municipal Heritage Register (2008) and designated under Part V of the *Ontario Heritage Act*. The property has also not undergone any recent or extensive ground disturbances which might indicate the removal of archaeological potential. As a result, the property has the potential to yield information that contributes to an understanding of a community or culture.

Table 3 - Evaluation of the Cultural Heritage Value or Interest of 3215 Sideline 28 as Per O.Reg. 9/06 Criteria 2. i., ii., and iii

O.Reg. 9/06 Criteria	Criteria Met (y/n)	Justification
2. The property has historical value or associative value because it,		
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	Y	Built in 1865 as the second Whitevale School, the property is directly associated with the early history of public education in the community of Whitevale and with settlement of the community in general. It served as a school for over 100 years, educating hundreds of local children. Funds for construction of the school came from local industrialist T.P. White, a key figure in the early history of the community.
ii. yields, or has the potential to yield information that contributes to an understanding of a community or culture, or	Y	Given that the property surrounding the building has not been recently and significantly altered, it has the potential to yield information that contributes to the understanding of the community or a pre-contact culture.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N	Designer or builder unknown.

The property at 3215 Sideline 28 meets the criteria for historical or associative value under O.Reg. 9/06.

7.3 Contextual Value

The property is located within the Whitevale HCD and is part of the eastern approach to the HCD, marking the transition from rural surroundings to hamlet and defining the character of the HCD. Its Greek Revival style reinforces the 19th century architectural character of the HCD.

The former schoolhouse is historically and visually linked to the James White House at 750 Whitevale Road (built 1861), as they were once part of the same parcel, were built within a few years of each other, and share a common setback.

While the school was undoubtedly a landmark in the 19th and early 20th centuries because of its function as a school, with the cessation of that function, it no longer serves as a landmark. While the architecture is unusual, in the absence of other evidence, it is not sufficient to render the property a landmark.

Table 4 - Evaluation of the Cultural Heritage Value or Interest of 3215 Sideline 28 as Per O.Reg. 9/06 Criteria 3. i., ii., and iii

O.Reg. 9/06 Criteria	Criteria Met (y/n)	Justification
3. The property has contextual value because it,		
i. is important in defining, maintaining or supporting the character of an area,	Y	Because of its location at the eastern entrance to the district, and its Greek Revival style, the former Whitevale School is important in defining and maintaining the character of the Whitevale Road Corridor and the Whitevale HCD.
ii. is physically, functionally, visually or historically linked to its surroundings, or	Y	The former Whitevale School is visually and historically linked to the James White House at 750 Whitevale Road (built 1861), as they were once part of the same parcel, were built around the same time, and share a common setback from Whitevale road.
iii. is a landmark.	N	The property is not a landmark.

The property at 3216 Sideline 28 meets the criteria for contextual value under O.Reg. 9/06.

7.4 Statement of Significance

7.4.1 Description of Property

3215 Sideline 28, Pickering, Ontario is a rectangular parcel, .37 hectares (.91 acres) in area, on the northeast corner of Whitevale Road and Sideline 28, just east of the hamlet of Whitevale. The main built resource on the property is the former Whitevale School, a large, rectangular, building, built in 1865 in the Greek Revival Style. The building features a short façade facing Whitevale Road, with a pedimented front gable, a rooftop cupola and bell, and a date-stone in the tympanum that reads "School Section No. 8, A.D. 1865". The red-brick exterior is outlined in contrasting buff-brick that gives the impression of columns.

The property also includes two small outbuildings that were built in the later 20th century and do not contribute to heritage value. The built resources are surrounded by a grassed lawn and a number of mature coniferous and deciduous trees. The property is bordered by a mature treeline. A semi-circular, gravel laneway provides access from Sideline 28. The former school has a large setback from Whitevale Road, with views towards the south.

The property is currently listed in the City of Pickering Municipal Heritage Register (2008) and is within the Whitevale Heritage Conservation District (By-law 4074-92). The property is owned the Province of Ontario and managed by Ontario Infrastructure and Lands Corporation.

7.4.2 Statement of Cultural Heritage Value

The former Whitevale School is a representative example of the Greek Revival style rendered in dichromatic brick. Its symmetrical, rectangular form, with a short façade, its pedimented gable front and the use of dichromatic brick to define bays and evoke columns, make it a modest example of the style that is appropriate for its rural setting and educational function.

Built in 1865, it is a rare example of a pre-Confederation, one-room schoolhouse, one of fewer than 40 extant across Canada. It retains features that exemplify the principles promoted by J.G. Hodgins and Egerton Ryerson for schools in Upper Canada in the mid-19th century. The former school's large windows, ventilating cupola and appropriately planted shade trees were all endorsed by Hodgins and Ryerson as part of a healthy learning environment.

Built in 1865 as the second Whitevale School, the property is directly associated with the early history of public education in the community of Whitevale and with settlement of the community in general. It served as a school for over 100 years, educating hundreds of local children. Funds for construction of the school came from local industrialist T.P. White, a key figure in the early history of the community.

Given that the property surrounding the schoolhouse has not been significantly altered, it has the potential to yield information that contributes to the understanding of the community or a pre-contact culture.

Because of its location at the eastern entrance to the district, and its Greek Revival style, the former Whitevale School is important in defining and maintaining the character of the Whitevale Road Corridor and the Whitevale HCD.

The former Whitevale School is visually and historically linked to the James White House at 750 Whitevale Road (built 1861), as they were once part of the same parcel, were built around the same time, and share a common setback from Whitevale road.

7.4.3 Heritage Attributes

The heritage attributes essential to the cultural heritage value of the property are the large, dichromatic-brick, Greek-Revival-style, former school house and certain aspects of the landscape.

Key elements of the exterior of the former school house include:

- its form and proportions, including its one-storey height, three-bay width, five-bay length, short façade and gable front;
- its gable roof with pedimented front and returned eaves at the rear;
- the heavily molded pediment;
- the datestone in the tympanum, including its soldier-course voussoir;
- the wooden cupola and bell on the ridge line, including its design and location;
- the dichromatic brickwork, including the red-brick laid in common bond and the contrasting buff brick trim outlining each bay, defining door and window arches and outlining the tympanum of the pediment;
- the placement and proportions of original window openings on front and side elevations;
- surviving, original, nine-over-nine, double-hung, wooden window sash; and
- historic graffiti etched into the brick exterior.

Key elements of the interior of the former school house are those fittings and fixtures associated with its time as a school, including:

- wood flooring, and wainscot;
- the school bell and chain;
- two chalkboards, the school clock, school desk, and light fixtures; and
- wood doors on the west elevation.

Key elements of the landscape include:

- the orientation of the former school facing Whitevale Road and its generous setback from the road;
- the line of trees along the both edges of the property; and
- the cement pathway connecting the former school to Whitevale Road.

8 Recommendations

As outlined above, the property at 3215 Sideline 28 meets the criteria for determining cultural heritage value or interest under Ontario Regulation 9/06; specifically criteria 1.i, 2.i, 2.ii, 3.i., and 3.ii. As noted in the draft Statement of Significance, the only contributing resources are the former schoolhouse and certain elements of its surrounding landscape (sidewalk, trees, orientation in relation to the road). The outbuildings do not contribute to heritage value.

While the property remains in Crown ownership, sections 26.1 and 25.2(2)(a) of the *Ontario Heritage Act* prevent the City of Pickering from designating the property under section 29 (Part IV) of the *OHA*. However, the City of Pickering is free to continue to list the property on its heritage register pursuant to section 27 of the *OHA*. The City should consider updating the property's listing on the Pickering Heritage Registry to include the proposed Statement of Significance. The results of this evaluation should be shared with the province, along with a request that the property be managed in compliance with the Standards & Guidelines for Conservation of Provincial Heritage Properties.

If the property passes out of Crown ownership, the municipality should consider individual designation of the property under S. 29 OHA. While the draft Statement of Significance includes interior features, the City may decide as a matter of policy that it does not protect interior features of a private dwelling and that these would not be included in any designation by-law.

In this case, the former schoolhouse has many fixtures and fittings that relate to its use as a school and are important to the history of the community. It is not clear whether under the terms of expropriation and tenancy, these items belong to the current owner (Province of Ontario) or the current tenant. Given the age of the current tenant, it would be very important for the City to enter into discussions with the current tenant and the current owner to determine the ownership and intended future of these objects, and perhaps to develop a plan for their acquisition by a community museum.

As outlined above, the property exhibits archaeological potential. Future cultural heritage policy decisions regarding this property should consider this potential for previously undiscovered archaeological sites or resources and a Stages 1 and 2 Archaeological Assessment should be carried out by a licensed professional archaeologist prior to any below-grade construction activities.

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