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THE CORPORATION OF THE TOWN OF OAKVILLE
BY-LAW 1993-45

A by-law to designate 159 Lakeshore Road East
as a property of historical, architectural
and contextual value and interest

THE COUNCIL ENACTS AS FOLLOWS:

1. The property municipally known as 159 Lakeshore Road East is hereby designated as a property of historical, architectural and contextual value and interest pursuant to the Ontario Heritage Act for reasons set out in Schedule "A" to this By-law.
2. The property designated by this By-law is the property described in Schedule "B" attached to this By-law.

PASSED by the Council this 26th day of May, 1993.

R. G. ...
A/MAYOR

Christina Shewchuk
A/CLERK

Certified True Copy
Christina Shewchuk
ASSISTANT CLERK

SCHEDULE "A" TO BY-LAW 1993-45

HISTORICAL SIGNIFICANCE

The building at 159 Lakeshore Road East was built in 1910, and has been known for generations as the Bank of Montreal. The property on which the Bank of Montreal now stands was originally the location of the first St. Jude's Anglican Church.

The white framed church building served the Anglicans of Oakville for over forty-five years. By 1879, however, the congregation had grown so large and the old wooden church had become so "shaky", that plans were laid for a new building to be built on the southwest corner of William and Thomas Streets. The new St. Jude's Church was completed in 1883, and after the removal of its spire, the old frame building was sold to Samuel McGiffin, who converted it into a hardware store. McGiffin was the son of Captain Samuel McGiffin, a master mariner who had settled at Oakville in the early forties.

The church building had been McGiffin's hardware store for several years when doubts arose "as to the power" of the Diocese of Niagara of the Church of England to convey the property to McGiffin. The transfer was then legalized by an Act of Parliament. In 1898, the building was secured by the Merchant's Bank, the first chartered bank to come to Oakville. The Manager of the bank at this time was Mr. F. G. Oliver.

The Merchants Bank played an important role in the Town's development because it was during this period that urban residents seeking homes in rural surroundings were attracted to Oakville. As the Town's population grew from 1,700 residents, so did the bank facilities.

After twelve years, the old building was torn down and a new brick building was built on the site, with the Coat of Arms of the Merchants Bank of Canada proudly displayed over the main entrance. The architect for the new bank was Robert McGiffin, a nephew of the former owner.

In 1922, the Merchants Bank of Canada was amalgamated with the Bank of Montreal, and the building at 159 Lakeshore Road East has remained under the ownership of that financial institution since that time. The Manager of the bank during the amalgamation and throughout most of the interwar period was Mr. H. L. (Lionel) Read, who lived with his large family in the former Arnot and Barclay House at 215 William Street.

ARCHITECTURAL SIGNIFICANCE

The building at 159 Lakeshore Road East is an example of the Beaux Arts style of architecture, which was typical for many bank buildings during the early part of this century. Although it has undergone three renovations during its history (1950, 1975 and 1986), the building at 159 Lakeshore Road East retains much of its original form, scale and detailing.

Among the features that have been retained are the "temple like" frontal pilasters, deep molded entablature and pediment, buff brick facade, the Coat of Arms of the Merchants Bank over the main entrance, recessed and raised brick detailing, window openings with stone sills and key stones and the main entrance with window lights at either side.

CONTEXTUAL SIGNIFICANCE

On its corner setting at the intersection of Lakeshore Road and Thomas Street, the Bank of Montreal is an important contributor to the downtown streetscape.

SCHEDULE "B" TO BY-LAW 1993-45

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Town of Oakville, in the County of Halton and Province of Ontario, containing by admeasurement one-eighth of an acre be the same more or less, BEING COMPOSED of the easterly half of Lot marked "F" in Block Number Five, in the said Town of Oakville, and butted and bounded as follows:

COMMENCING where a post has been planted at the easterly angle of Lot marked "F";

THENCE north fifty degrees fifty-five minutes west one hundred and four feet four inches more or less to the easterly angle of Lot marked "C";

THENCE south thirty-nine degrees five minutes west fifty-two feet two inches;

THENCE south fifty degrees fifty-five minutes east one hundred and four feet four inches more or less to the allowance for road in front of Block Number Nine; THENCE north thirty-nine degrees five minutes East fifty-two feet two inches more or less to the place of beginning.