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THE CORPORATION OF THE TOWN OF OAKVILLE
BY-LAW 1993-46

A by-law to designate 166 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 166 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.

[Signature]
MAYOR

[Signature]
CLERK

Certified True Copy
[Signature]
ASSISTANT CLERK

SCHEDULE "A" TO BY-LAW 1993-46

REASONS FOR DESIGNATION:

The building at 166 Lakeshore Road East was built in 1921 for the Bank of Toronto (later amalgamated with the Dominion Bank and renamed the Toronto-Dominion Bank).

The Bank of Toronto was founded in 1844. On July 20, 1857, the bank's first branch location was established in Oakville in the rear of R.K. Chisholm's Customs House on Navy Street. Under the heading of "Bank of Toronto Agency", the Manager, John T.M. Burnside, made the following announcement: "This institution has now commenced business, and will allow interest at the rate of 3 percent on current accounts". The funds of the municipalities of Trafalgar Township, Halton County and the Town of Oakville were deposited with this bank. Manager Burnside occupied the apartment on the second storey of the building where his sister acted as housekeeper. Burnside's stay was not long, however, as the Bank of Toronto closed down in the depression of 1860. With this closing, Oakville was without a bank until 1871. From 1871 to the turn of the century several private banks were organized by local businessmen, most of which ended in failure.

The disaster was initiated by the suicide of the owner of Andrew and Howarth's Bank, Thomas Howarth, in his office on Colbourne Street on December 1. This tragedy started a run on private banks which caused them to go under. When, on December 18, Anderson's Bank failed, about \$200,000 was involved. Nearly everyone in the town was affected by one or other of the failures. The Town Corporation lost all the recently collected tax money, and Knox Church, having accounts in both banks, lost heavily. The Bank of Toronto chose to return to Oakville at the time that the confusion

following upon these disastrous failures was at its height. On December 22, 1902, the Bank of Toronto returned to Oakville. Its Oakville branch opened next door to Anderson's Bank in the building that is now 132 Lakeshore Road East (the Anderson Block).

The Bank of Toronto remained in the Anderson Block until 1921 at which time it moved to the new building at 166 Lakeshore Road East. The Manager of both the old and new banks was Mr. James B. L. Grout.

Born in Carleton Place, Ontario, in 1875, he entered the Bank of Toronto in 1896. His first managership was at Omeme in 1906. From there he came to Oakville where he was manager from 1910 until 1933, when he was moved to head office in Toronto. In 1936 he retired from the bank. Mr. Grout lived in Oakville in his home at 70 Second Street from 1910 until his death in 1944. He was active in local affairs as Vice-President of St. Jude's Church Board and Cemetery Board, and with the shortage of labour during World War II, he came out of retirement to work for the Oakville Water and Light Commission.

In addition to its association with the Bank of Toronto, the land on which the building at 166 Lakeshore Road East sits today has a great deal of significance in the history of Oakville. The land was part of the original survey as laid down by Colonel William Chisholm, founder of Oakville, and Merrick Thomas in 1831. Not until 1838 did Colonel Chisholm with his wife and family move to the village, occupying a large frame house on the southeast corner of Colborne (Lakeshore Road) and Thomas Street (166 Lakeshore Road East). He leased this house from his brother-in-law Merrick Thomas, after whom the latter street had been named. One year later an accidental but disastrous fire destroyed the house. William and his

family were forced to share cramped quarters with his son, Robert Kerr Chisholm, at the foot of Navy Street. This fire was one of a series of disasters which happened to Oakville's founder in his last years. He eventually died bankrupt and broken in 1847 at the untimely age of 54.

A few years after the fire had destroyed William Chisholm's home, young William F. Romain came to Oakville and built a store on the site. While he was established in his store at 166 Lakeshore Road East, William F. Romain was a general merchant selling dry goods, groceries, provisions, hardware, etc.

William F. Romain was also a dealer in grain and within ten years he had become Oakville's most successful businessman. Romain had also entered local politics and served a number of terms as Deputy Reeve of Trafalgar Township, Oakville Councillor and Mayor of Oakville. As a reflection of his success, William F. Romain built for himself and his family a large red brick estate house on First Street. To this day, the Romain House is considered by many to be the most attractive and architecturally significant home in Oakville.

The Romain store eventually closed and soon after the store at the corner of Lakeshore Road East and Thomas Street was occupied by Gullege's Saddlery store, which until it closed in the 1930's, was the oldest continually operated business in Oakville. Henry Gullege, Oakville's second saddler, arrived from Somersetshire, England, in 1835. A young man of 21 when he arrived, he was immediately faced with deciding where he should choose to set up shop and carry on his trade of saddlery and harness making. After considerable deliberation, Oakville bustling harbour and growth potential won out over Toronto. The business was originally located at 190-194

Lakeshore Road East, but was moved several years later to 166 Lakeshore Road East. Henry Gullege's saddlery was taken over in the mid-1870's by his son Edmund. Unfortunately, shortly before the turn of the century, the store at 166 Lakeshore Road East was destroyed by fire. Edmund Gullege immediately moved the business back to the store where his father had set up business in 1835. The lot at the southeast corner of Thomas and Lakeshore Road East remained vacant for nearly twenty years before the present Toronto Dominion Bank building was constructed in 1921.

This building at 166 Lakeshore Road East, built in 1921 by the Bank of Toronto, stands as a good example of the "Beaux Arts" style.

As is noted for the style, its design is based on an interpretation of numerous "classical" elements. The softer lines of numerous details would more specifically rate its design of the "french Beaux Arts" style.

The polychromatic masonry, consisting of cut stone and red brick, typical for the style, accentuates the cut stone, building plinth, corner quoins, window surrounds and Jack lintels with keystone. Also, a cut stone arched pediment supported on shaped brackets, and pilaster-like cut stone door surround of the front entry, is typical for the style.

The details are completed with a broad ornate architrave banding on the building at the parapet, and an ornate ballustrade with cut stone bollards at the corners of the parapet.

A more recent addition to the south, although the window detail has attempted to be compatible, is greatly simplified but does not compete with the original.

Although not a style native to Oakville, the building at 166 Lakeshore Road East does contribute to the detail, character, quality and variety along the Main Street.

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SCHEDULE "B" TO BY-LAW 1993-46

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ALL AND SINGULAR those certain parcels or tracts of land and premises situate lying and being:

FIRSTLY:

In the Town of Oakville in the Regional Municipality of Halton and Province of Ontario, being composed of part of lot marked "A" in Block number Ten, Plan 1, in the said Town of Oakville, which said part is butted and bounded as follows:

COMMENCING at the west corner of the said Lot "A";

THENCE along the southerly limit of Colborne Street thirty-two feet four inches on a course north thirty-nine degrees five minutes East;

THENCE south fifty degrees, fifty-five minutes east ninety-eight feet more or less to a lane running across the rear of said lot;

THENCE south thirty-nine degrees five minutes west thirty-two feet four inches to Thomas Street;

THENCE along the easterly limit of said Thomas Street north fifty degrees fifty-five minutes west ninety-eight feet more or less to the place of beginning.

SECONDLY:

In the Town of Oakville, in the Regional Municipality of Halton and Province of Ontario, being composed of part of Lot A in Block 10, Plan 1, the boundaries of the said parcel of land being described as follows:

COMMENCING at a point distant Fifty-four feet (54') southeasterly from the southeasterly limit of Colborne Street measured along a line drawn parallel to the northeasterly limit of Thomas Street as shown on the said plan and distant Thirty-two feet Four inches (32'4") northeasterly therefrom measured on the course of the said southeasterly limit of Colborne Street, the said line having been defined on the ground by Ontario Land Surveyors, Speight, van Nostrand, Ward & Anderson in August 1949;

THENCE southeasterly along the said parallel line Forty-six feet (46');

THENCE northeasterly parallel to the said southeasterly limit of Colborne Street Four feet three and one-quarter inches (4' 3 1/4") more or less to the southwesterly face of the southwesterly wall of the brick store building standing at the date hereinbefore last mentioned upon the lands to the northeast of the lands herein described;

THENCE northwesterly along the said face of wall, being about parallel to the said northeasterly limit of Thomas Street, forty-six feet (46') more or less to the point of intersection with a line drawn parallel to the said limit of Colborne Street through the point of commencement;

THENCE southwesterly parallel to the said southeasterly limit of Colborne Street four feet two and three-quarter inches (4' 2 3/4") more or less to the point of commencement.

The lands conveyed hereunder are shown coloured red on the photostat of Survey attached to Instrument registered the 20th day of September, 1950 as Number 17439-T for Oakville.

THIRDLY:

In the Town of Oakville, in the Regional Municipality of Halton and Province of Ontario, containing by admeasurement Two Thousand Four Hundred and Ninety-seven square feet be the same more or less being composed of part of Lot marked "D" in Block Number "Ten", Plan 1, which said parcel or tract of land may be better described as follows, that is to say:

COMMENCING on Thomas Street at a point in the western limit of said Lot Seventy-four feet and eight inches from the southerly angle of said Lot;

THENCE Northerly along Thomas Street twenty-four feet;

THENCE Easterly and parallel with the northern boundary of said Lot, One Hundred and Four feet four inches, be the same more or less to the eastern boundary of said Lot;

THENCE Southerly and along the said eastern boundary of said Lot Twenty-four feet;

THENCE Westerly and parallel with the southern boundary of said Lot One Hundred and Four feet four inches more or less to the place of beginning.