

THE CORPORATION OF THE TOWN OF OAKVILLE
BY-LAW 1991-186

A by-law to designate 140-142 Lakeshore Road East
as a property of historical, architectural,
and contextual significance

THE COUNCIL ENACTS AS FOLLOWS:

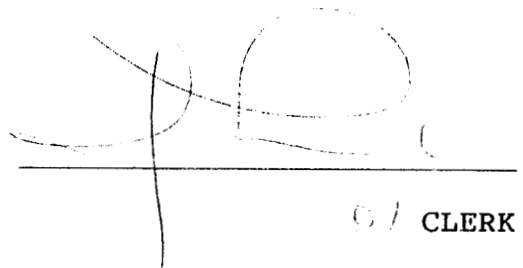
1. The property municipally known as 140-142 Lakeshore Road East is hereby designated as a property of historical, architectural and contextual value and interest pursuant to the Ontario Heritage Act for reasons set out in Schedule "A" to this By-law.
2. The property designated by this By-law is the property described in Schedule "B" attached to this By-law.

PASSED by the Council this 9th day of September, 1991.



R. W. McNamee

Mayor
MAYOR



G. J. CLERK

SCHEDULE "A"

TO BY-LAW 1991-186

REASONS FOR DESIGNATION

The building at 140-142 Lakeshore Road East was for many years known as Hewson's Grocery Store. The Hewson Grocery Business was begun by William G. Hewson in 1878. William G. Hewson (born in 1843) came to Canada from Ireland as a youth with his parents at the time of the great Irish Potatoe Famine.

The Hewson Family settled on a farm in Nelson Township near Lowville. Several years later, young William Hewson set off for Oakville to find employment. William eventually became a clerk in a store in the three storey brick Arnott and Barclay building on the corner of Thomas and Colbourne Streets. All apparently went well for William until a fateful Sunday in March of 1868. On that day one of the worst fires in Oakville's history occurred which engulfed the entire Arnott and Barclay building. When the fire was finally put out William had lost his job, his home and all of his possessions.

Not deterred by adversity, however, William soon re-established himself as a clerk in another business and by 1878 he was able to start a business of his own in the easterly half of the building known as The James Reid Store. The business was called "Hewson's Grocery". William continued the business for seventeen years but in 1897, he retired at the age of 54, and the business was taken over by his 24 year old son, James Langeley Hewson. In 1907, James moved the entire business to a two-storey, red brick building he had built on the opposite side of Colbourne Street (140-142 Lakeshore Road East). According

to Mrs. Isobel Black, daughter of James Hewson, the storefront was designed by Mrs. Hewson and was noted for the lavender tinted and engraved panes of glass above the storefront and above the door leading to the spacious five bedroom apartment in which Mr. and Mrs. Hewson and their three daughters lived. (Although since removed from the store front, at the time of writing this By-law, Mrs. Black still had the lavender tinted windows in her possession).

Mr. Hewson soon built up a reputation for quality by carrying only the best brands of groceries. Francis Robin Ahern, in her book Oakville: A Small Town, describes the store of James L. Hewson:

"The grocery store of James L. Hewson was, in a word, "first-class". It was referred to often by customers and others of that time as "the Michie's of Oakville" - a high praise indeed, since Michie's was the foremost purveyor of fine groceries in Toronto. Meticulous care was given always to filling the vast number of telephone orders which kept Mr. Hewson's delivery facilities operating at a non-stop pace. A truly fine grocery store, not to be forgotten."

Mrs. Black, in an interview with the Oakville Beaver in 1990, described life in her father's store at 140-142 Lakeshore Road East:

"My father (James), was fussy about what he imported and sold", said Black. "Besides staples, fresh vegetables and ice cream, he had special kinds of teas, coffees, canned goods and all kinds of special food. Some of his customers, for instance, wanted black tea and some wanted a mixture of black and green tea."

James Hewson's store also sold plants and flowers. An advertisement for this line of Hewson's Goods in the Oakville News from 1920 reads as follows:

"PLANTS AND FLOWERS: We have plants, ferns and cut flowers in stock at all times. Orders for special designs. Delivered anywhere."

Jas. L. Hewson"

Hard work made up much of the day-to-day living in those days. While her mother worked in the store, (it was open until 11:00 p.m. on Saturdays when farmers came and livened up the Town) Isobel Black and her two sisters looked after the apartment and did the cooking.

James L. Hewson was actively interested in Municipal Affairs and served for a number of years as a Councillor, Reeve and in 1940, he was elected Mayor of Oakville.

In 1945, James Hewson was stricken with cancer and as a result, his daughter Isobel and her husband, Dublin born James Black were called upon to carry on the business. James Black was serving in Italy in World War II at the time and was granted compassionate leave to return to Oakville. He arrived four short months before the War ended in 1945. When James Hewson died that same year, James Black bought the store, carrying on the tradition handed down by his father-in-law.

During his four years of service overseas in the Second World War with the Lorne Scotts, James Black became one of Oakville's most distinguished servicemen. He had risen to the rank of Major and was Camp Commandant at the Headquarters of the First Canadian Corps, and was to be promoted to Lieutenant Colonel when he was called home to Oakville. Black was mentioned three times in dispatches during the Italian Campaign and in late 1944, he was awarded the M.B.E. for his bravery. This award was usually presented by the reigning monarch, who was at the time King George VI. There is no confirmation of this in this instance, however, it is highly probable that the M.B.E. was presented to Black by a person of high importance or rank.

Mrs. Black still has in her possession today the citation presented to her husband with his M.B.E. Some portions from this citation read as follows:

"During May, August and September, for operational reasons it was necessary to move the corps headquarters frequently, Major Black did not spare himself in his determination to secure a suitable location for the Headquarters. These reconnaissances were invariably of long duration, in all weather and at all hours. The fact that on occasions these reconnaissances were carried out under shellfire did not deter Major Black from carrying out a thorough reconnaissance."

Major Black was also commended for:

"his administrative ability"

"his consideration for comfort and welfare of all ranks"

"his dealing with civilians with tact and Courtesy"

James Black was a very public spirited person and he entered municipal life immediately upon his return to Oakville in 1945 as a Councillor and Justice of the Peace.

Black also served as President of the Oakville Legion, Vice President of the Ontario Mayors and Reeves Association, Director of the Canadian Federation of Mayors, Magistrate for Halton County and Chairman of the Oakville Board of Parks Management. From 1949 to 1953, James Black served as Mayor of the Town of Oakville.

James and Isobel Black continued to run the grocery business for a number of years on the specialty basis, before renting the store and apartments to tenants. When the grocery business closed after over seventy-five years of operation, Mr. and Mrs. Black's store was the last store to use the home delivery service in Oakville.

The building at 142 Lakeshore Road East is a red brick masonry building, now painted gray, originally constructed as a commercial/residential structure. The heavy brick corbelling forming a dentilled cornice on the upper front facade sets it

somewhat apart from other two-storey "main street" facades and established it as a design with "Italiante" influence. It is of a style most readily definable as "commercial vernacular" in vogue from about 1850 to 1920.

Much of the front elevation retains its original features, such as the second floor windows, masonry Jack Lintels with cut stone keystones, corbelled cornice, clay tile parapet cap. There have been a number of changes to the shop front, however, they are compatible with that of the original facade.

The building was originally noted for its lavender tinted engraved panes of glass above the storefront and above the door leading up to the apartment.

The "commercial vernacular" facade of 140-142 Lakeshore Road East adds contrast to the main street and is part of a grouping of commercial buildings of heritage significance at the western end of Lakeshore Road East.

SCHEDULE "B" TO BY-LAW 1991-186

FIRSTLY

All and singular that certain parcel or tract of land and premises, situate, lying and being in the Town of Oakville, in the Regional Municipality of Halton and Province of Ontario, and being composed of part of Lot B in Block 9 in Plan 1, which said parcel of land may be more particularly described as follows:

COMMENCING at the westerly angle of the said Lot B in Block 9; Plan 1, thence south fifty degrees forty-five minutes east ($S50^{\circ}45'E$) one hundred and four feet four inches ($104'4"$) to the southerly angle of said Lot B; Thence north thirty-nine degrees five minutes east ($N39^{\circ}5'E$) along the southerly limit of the said Lot B, twenty-three feet ($23'$); Thence north fifty degrees fifty-five minutes west ($N50^{\circ}55'W$) ten feet ($10'$); Thence north thirty-nine degrees five minutes east ($N39^{\circ}5'E$) and parallel to the said southerly limit of Lot B eleven feet nine inches ($11'9"$); Thence north fifty degrees fifty-five minutes west ($N50^{\circ}55'W$) ninety-four feet four inches ($94'4"$) to the southerly limit of Colborne Street; Thence south thirty-nine degrees five minutes west ($S39^{\circ}5'W$) along the said southerly limit of Colborne Street thirty four feet nine inches ($34'9"$) to the place of beginning.

TOGETHER WITH a right-of-way as a public thoroughfare to the Grantees, their heirs and assigns in common with others entitled thereto, through, along and over those certain parcels of land, which may be described as follows: FIRSTLY - commencing at a point in the southerly limit of the said Lot B in Block 9 aforesaid, distant on a course north thirty-nine degrees five minutes east ($N39^{\circ}5'E$) twenty-three feet ($23'$)

from the southerly angle of said Lot B; Thence north fifty degrees fifty-five minutes west ($N50^{\circ}55'W$) ten feet (10'); Thence north thirty-nine degrees five minutes east ($N39^{\circ}5'E$) and parallel to the southerly limit of said Lot B, eighty-one feet (81'); Thence south fifty degrees fifty-five minutes east ($S50^{\circ}55'E$) ten feet (10') to the southerly limit of said Lot B; Thence south thirty-nine degrees five minutes west ($S39^{\circ}5'W$) along the southerly limit of Lot B, eighty-one feet (81') to the place of beginning.

SECONDLY

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 and being composed of part of Lot A in Block 9 in said Town of Oakville, which parcel may be more particularly described as follows: COMMENCING at the easterly angle of the said Lot A; Thence south thirty-nine degrees five minutes west ($S39^{\circ}5'W$) along the southeasterly limit of said Lot A twenty-six feet five inches (26'5") more or less; Thence north fifty degrees fifty-five minutes west ($N50^{\circ}55'W$) and parallel with Navy Street ten feet (10') more or less; Thence north thirty-nine degrees five minutes east ($39^{\circ}5'E$) and parallel with Colborne Street twenty-six feet five inches (26'5") more or less to the easterly limit of said Lot A; Thence south fifty degrees forty-five minutes east ($S50^{\circ}5'E$) along the easterly limit of said Lot A ten feet (10') more or less to the place of beginning.

AND TOGETHER with a right-of-way as is now or may be vested in the Grantor on this date, through, along and over the southeasterly ten feet (10') of Lot A in said Block 9, running from the right-of-way secondly described above, to the easterly limit of Navy Street;

AND SUBJECT TO a right-of-way through, over and along those certain parcels of land, being parts of Lot Bin said Block 9 which may be described as follows:

FIRSTLY - commencing at a point in the southeasterly limit of Colborne Street distant on a course thirty-nine degrees five minutes east ($39^{\circ}5'E$) twenty-seven feet (27') from the westerly angle of said Lot B; Thence south fifty degrees fifty-five minutes east ($S50^{\circ}55'E$) ninety-four feet four inches (94'4"); Thence north thirty-nine degrees five minutes east ($N39^{\circ}S'E$) seven feet nine inches (7'9"); Thence north fifty degrees fifty-five minutes west ($N50^{\circ}55'W$) ninety-four feet four inches (94'4") more or less to the south-easterly limit of Colborne Street; Thence south thirty-nine degrees five minutes west ($S39^{\circ}5'W$) along the said south-easterly limit of Colborne Street seven feet nine inches (7'9") more or less to the place of beginning.

SECONDLY- commencing at the southerly angle of said Lot B; Thence north thirty-nine degrees five minutes east ($N39^{\circ}5'E$) along the southerly boundary of said Lot B twenty-three feet (23'); Thence north fifty degrees fifty-five minutes west ($N50^{\circ}55'W$) ten feet (10'); Thence south thirty-nine degrees five minutes west ($S39^{\circ}5'W$) twenty-three feet (23') more or less to a point in the westerly boundary of said Lot B; Thence south fifty degrees fifty-five minutes east ($S50^{\circ}55'E$) ten feet (10') more or less to the place of beginning.

AND SUBJECT TO the rights, if any, of the owner of the lands immediately adjoining to the west the lands hereby granted, his heirs and assigns, to use the passageway of the width of four feet (4') more or less situate on the westerly side of the building standing in the year 1907 on the west twenty-seven feet (27') of said Lot B, the said passageway leading from the rear of and through the west side of said building to Colborne Street.

As previously described in INST #18048 and in #19568.