

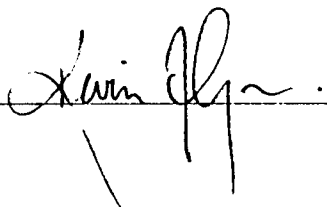
THE CORPORATION OF THE TOWN OF OAKVILLE
BY-LAW 1993-2

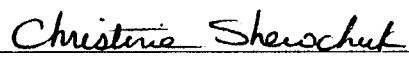
A by-law to designate 159 Church Street
as a property of historical, architectural
and contextual value and interest

THE COUNCIL ENACTS AS FOLLOWS:

1. The property municipally known as 159 Church Street 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 8th day of March, 1993.


A/MAYOR


A/ CLERK

SCHEDULE "A" TO BY-LAW 1993-2

HISTORICAL SIGNIFICANCE

The house at 159 Church Street was built circa 1890 by John Wales. Although the main two storey section of the house clearly dates from this time, it is believed that John Wales may have incorporated a smaller and earlier structure into the rear of the building as a kitchen.

John Wales purchased the property at 159 Church Street in 1889. Prior to John Wales, there had been several other owners of the property. These included William Chisholm, owner of the original townsite, William Uptegrove, an innkeeper and botanic doctor, Anthony Dixon, Oakville's first Assistant Customs Collector, and Ester Thomas, the wife of Merrick Thomas, the man responsible for surveying Oakville's original townsite.

John Wales hailed from the Omagh area of Trafalgar Township, where he was born on the family farm in 1839. His father, Robert Wales was originally from Yorkshire, England and had been one of the first settlers on the new survey of Trafalgar Township.

John Wales eventually ran his family's Omagh farm where grain was the main crop. According to the 1877 Historical Atlas of Halton County, John Wales was involved in a number of community activities. Among them was secretary of the Halton Grange and Master of the Omagh Orange Lodge.

In 1886, John Wales and his family moved to Oakville where he became a grain dealer and grocer. Wales established himself in a store at 149 Lakeshore Road East where he and his family are believed to have lived during their first years in Oakville. Later, in 1890, John Wales purchased the property at 159 Church Street and built a large brick home for himself.

Culminating in 1890, a series of damaging events in the grain trade brought difficult times for John Wales and other grain dealers in Oakville. Hazel Chisholm Matthews in Oakville and the Sixteen described the events that had a significant effect on John Wales business:

"By the mid eighties, the production of grain the world over seemed to have outrun consumption, and for the Canadian farmer this was a time of crippling competition and vanishing profits. With the opening of the Canadian West, the avalanche of grain which poured upon the central markets of the world forced prices down so that the adoption of mixed farming was becoming inevitable. The increased use of substitutes for barley and malt in making beer had affected the barley trade of Halton County with American breweries, and the McKinley Act of 1890 brought it finally to an end. By this Act, the tariff on grain was raised from ten to thirty cents a bushel. The farmers in the vicinity of Oakville hastened to ship all that was available before the deadline of November 1. To get the grain to the other side of the lake before midnight on the last day of October, everything that would float was pressed into service by dealers and Grangers (a co-operative of local farmers). One vessel was so over-loaded that she stuck on the bar outside the Oakville harbour but she succeeded in getting free soon enough to join the race to Oswego. Some ships arrived on time: but among those which were too late was a vessel carrying 10, 000 bushels of the Grangers' barley. She arrived at twelve-thirty on the morning of November 1 and the Grangers lost heavily when obliged to pay \$3,000 duty instead of \$1,000. After this experience farmers turned to stock and dairy farming."

With the end of the grain trade out of Oakville, the focal point of John Wales' commercial interests became his grocery business. John Wales was evidently very successful in this activity as in 1894 he was able to expand his business interests with the purchase of the Grangers warehouse on the Sixteen Mile Creek which had until 1890 been used exclusively for grain. After fourteen years of using this building as his warehouse, John Wales sold this building to the newly formed Oakville Club for use as their headquarters.

As he was during his years in Omagh, John Wales was an active figure in community activities in Oakville. He was a member of the Town Council for two years, Assessor of Trafalgar Township, a life member of the Methodist Church and leader in the local Liberal Association. After John's retirement, the Wales Grocery business was carried on for a number of years by his son W.R. Wales.

In 1909, John Wales sold the property at 159 Church Street to Elizabeth Jane Featherstone, the wife of John Featherstone. John Featherstone was a member of the well known pioneer family, the Featherstones of Trafalgar Township. Prior to moving to Oakville, John Featherstone had been a farmer.

In 1911, the house at 159 Church Street was sold to John A. Manley. As were the Featherstones before him, John Manley was originally a farmer in Trafalgar Township. The Manley family would own the house at 159 Church Street for thirty-nine years until it was sold to Roderick Bailie, Ina Bailie and Tina Breckeridge of the Oakville Record Ltd., the Oakville newspaper of the day. The Oakville Record Ltd. would eventually make it's head office in the building at 159 Church Street.

ARCHITECTURAL SIGNIFICANCE

The building at 159 Church Street was originally built circa 1890 as a residence. It remains as one of the finest examples of the "Gothic Revival" style in Oakville and serves a vital role in contributing to the character and detail of the Central Business District.

Its centre hall plan, consisting of three interesting gable roofs, a steeply pitched wall dormer facing Thomas

Street, and its corbelled masonry gable chimneys are typical for the style. The roof slopes, although more moderate than the norm for the style - probably influenced by the more prevalent "Oakville Vernacular" of the period - still retains its highly ornate vergeboards and fretsawn bargeboards. Also typical for the style, a profusion of delicate detail (by Oakville standards) such as its segmental arch head windows, double Roman arched window of the frontal gate, and front bay window with wood cornice and brackets. An entry porch, with shaped slender columns, bands and brackets, topped with a lace-like wrought iron crestwork, which also adorns the bay window, complete the architecture as a classic of the style.

CONTEXTUAL SIGNIFICANCE

The building at 159 Church Street is an attractive and visible feature in downtown Oakville and is an important contributor to the character of the area.

SCHEDULE "B" TO BY-LAW 1993-2

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 being composed of Part of Lot F, Block 1, Registered Plan 1, in the said Town of Oakville, designated as Part 2 on a Plan of Reference filed in the Registry Office for the Registry Division of Halton as Number 20R-1702.

TOGETHER WITH the right to overhang the eaves of the building located on Part 2, Reference Plan 20R-1702, over the building located on Part 1, Reference Plan 20R-1702, and which overhanging eaves are shown as Part 5 on Reference Plan 20R-1702.