

THE CORPORATION OF THE TOWN OF OAKVILLE

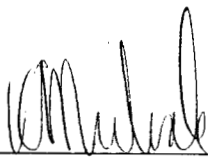
BY-LAW NUMBER 1996-12

A by-law to designate 187-189 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 187-189 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 February, 1996.



MAYOR


A/CLERK

SCHEDULE "A" TO BY-LAW 1996-12

HISTORICAL SIGNIFICANCE

The building at 187-189 Lakeshore Road East is known as the Davis Block and was built in 1903 for William Sinclair Davis.

William Sinclair Davis has been described as one of the most successful men that Oakville has ever known. He was born in Oakville in 1865, and began work in 1879 at age fourteen, delivering telegrams and assisting in the post office. By 1898, he was the purser of the famous steamship "The White Star", which had shortly before been removed from its run between Oakville and Toronto, when it was chartered by the Pan American Excursion Company of Buffalo. When it was required by the Oakville Navigation Company the following year, W.S. Davis was made General Manager, Treasurer, and Secretary of the Company.

By the turn of the century, Davis was established as a real estate agent, and over the ensuing years, was responsible for attracting hundreds of residents to the County, and at the same time, handling many of the large estates that grew up in the Town. In 1904, William S. Davis married the young Miss Agnes Cavers, and a year later when he was forty, they moved into Romain House at 40 First Street. The following year when they had the first of their five sons, Davis acquired one of the first automobiles in Oakville.

W.S. Davis served as Town Clerk and was elected Mayor of Oakville in 1908, and again in 1919. In 1908, he entered into a partnership with Charles Doty, forming the Oakville Pressed Brick Works. For 51 years, W.S. Davis was a warden at St. Judes Church, and it is recorded that his "generosity was only exceeded by his devotion to the temporal affairs of the Church".

Not only was he generous with his own church, he was generous with other churches as well. Davis donated a set of large electric lights to St. Andrews Church.

The Davis Block is flanked by two similar structures, 183-185 built in 1903, and 189A-191 built in 1915. These contribute to the symmetry of the Davis Block along Lakeshore Road. Until recently, the Davis Block itself was divided between two businesses on the ground floor.

187-189 was originally occupied by the W.S. Davis Real Estate office to the east and by Oakville's third post office to the west. In 1910, when the post office was moved to Mr. Louis Cote's new building one block east, the Bank of Hamilton established a branch in the Davis Block. This bank originally moved to Oakville after the private Anderson

Bank failed, and took over its assets, including the Anderson Farm which lay between Allan Street and Gloucester Avenue, and Lakeshore Road and Spruce Street, later to be developed as the Brantwood Survey. The existing vault in the insurance office was the original bank vault.

In addition to his other activities, Mr. Davis was also the Manager of the Bank of Hamilton between 1910 and 1922. As a result, a connecting door was created between the two offices, and according to a local anecdote, "all Mr. Davis had to do in moving from one position to another was to change hats!".

In 1922, the Bank of Commerce took over the Bank of Hamilton, and Mr. Davis was informed that the bank policy was such that the Manager could have no other occupation. As a result, Mr. Davis gave up banking to continue in the real estate business.

In 1923, Mr. Davis built a new two-storey brick building on the northwesterly corner of Lakeshore Road and George Street, which was soon occupied by the Bank of Commerce and W.S. Davis Real Estate. As a result of this, 187-189 was occupied by Dominion Grocery to the east and by Eaton's Order Centre to the west. After Dominion vacated number 189, it was occupied by H.E. Carley Shoe Repair, then Reward Shoes, and then Braddock Optical until 1985. In 1960, the Bank of Commerce purchased the building on the northwest corner of George Street and Lakeshore Road East, which the W.S. Davis and Sons Real Estate office was occupying. At the same time, Eaton's indicated that they wished to vacate 187 Lakeshore Road East, so W.S. Davis & Sons moved back into their original building. At this time, the real estate and insurance agency was owned by W.E. Davis, third son of the late W.S. Davis, who died in 1942. In 1978, W.E. Davis sold the insurance to his son-in-law, Peter Zulauf, and retired. In 1985, the Davis Insurance Agency merged with the Carberry Insurance Agency to become Carberry-Davis Insurance Brokers Limited, and they now occupy the entire ground floor of 187 and 189, and half the second floor space. The second floor of the Davis Block was a residential apartment for many years before being altered to offices in the 1950's.

ARCHITECTURAL SIGNIFICANCE

This building, together with 179-185 and 189A-191 Lakeshore Road East, forms a typical "main street" facade of the early 1900's. It is a "Commercial Vernacular" of the period demonstrating an "Italianate" influence.

Built in 1903, this building depicts the typical horizontal delineation of the period created by the corbelled brick bands near the parapet. Rigid organization of the window spacing and sash, and the balanced symmetry of the shop fronts, albeit modernized now, are also typical for the style. The masonry bracketing at the parapet walls adds articulation to the

facade and was used to denote property lines or ownership along a facade whose basic style was to accentuate horizontal continuity.

Although there are a number of other examples of this "Commercial Vernacular" in Oakville, most stand in isolation. In this case, 187 to 189 as part of the block from 179 to 191 Lakeshore Road East stands as a good example of a building type best suited to a total streetscape.

CONTEXTUAL SIGNIFICANCE

The building at 187-189 Lakeshore Road East is an important contributor to the streetscape of Downtown Oakville.

ALTERATIONS

These reasons for designation are to protect the external facade of the building facing Lakeshore Road East only. These reasons shall not affect an external addition to the rear of the building, provided the building is not greater than two storeys, nor interior alterations to the building, provided that any interior alteration does not affect the Lakeshore Road East external facade.

SCHEDULE "B" TO BY-LAW 1996-12

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 (formerly the County of Halton), and Province of Ontario, and being composed of part of Lot "E" in Block numbered "Six", according to Plan 1, and may be known and described as follows, that is to say:

COMMENCING at Lakeshore Highway No. 2 (formerly Colborne Street), at the easterly angle of the said Lot "E";

THENCE north fifty-five degrees fifty-five minutes west one hundred and four feet, four inches to the northerly limit of said lot;

THENCE south thirty-nine degrees five minutes west, thirty-two feet and two inches to a stake;

THENCE south fifty degrees fifty-five minutes east, one hundred and four feet and four inches to Lakeshore Highway No. 2 (formerly Colborne Street);

THENCE north thirty-nine degrees five minutes east along Lakeshore Highway No. 2 (formerly Colborne Street) thirty-two feet and two inches more or less to the place of beginning.

AS PREVIOUSLY DESCRIBED IN INSTRUMENT #444791.