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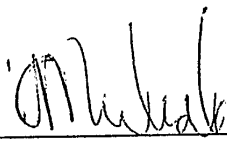
THE CORPORATION OF THE TOWN OF OAKVILLE
BY-LAW 1993-23

A by-law to designate 1118 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 1118 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.

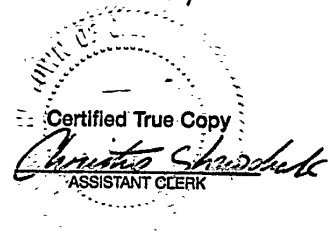
PASSED by the Council this 29th day of March, 1993.



MAYOR



A/ CLERK



HISTORICAL SIGNIFICANCE

The land on which the building at 1118 Lakeshore Road East was built was patented from the Crown in 1828 to King's College, Toronto. King's College was given substantial land grants in Trafalgar Township in the 1820's to finance their learning institution.

In 1831, the property was sold to Robert Kelley. Five years later, Robert Kelley's wife, Mary, assumed ownership of the property. Robert Kelley evidently died several years later and Mary was remarried to Richard Hopgood. Richard Hopgood is listed in the census as being a farmer who was born in England in 1805.

It was during the Hopgood's ownership of the property, around the year 1866 that the house at 1118 Lakeshore Road East was built. According to an Oakville Historical Society plaque on the home, it is believed that an early occupant of the house at 1118 Lakeshore Road East was W.E. Hagaman.

As the Hopgoods also owned property on the north side of Lakeshore Road East, where according to the Historical Atlas of Halton County, 1877, there was a farm house, it is possible that they lived in the house on that property while they rented the house at 1118 Lakeshore Road East to W.E. Hagaman.

W.E. (Worthington Ely) Hagaman was born in 1820 in the United States. He was the cousin of Benjamin Hagaman, a founder of the Gage and Hagaman Company, one of Oakville's most successful businesses in the nineteenth century. Gage and Hagaman was involved in developing the buying and shipping of grain into an important business in Oakville. Benjamin Hagaman, an American with affiliations with

relatives of the same name at Oswego, formed a partnership with James Gage, one of Oakville's early merchants. This firm became established early at Bronte; in 1842 Charles Sovereign noted in his journal, "Gage and Hagaman is still receiving goods for shipping and putting up a fine store."

At Oakville their frame store stood east of the post office on the southwest corner of Colborne and Navy Streets. Eventually this was replaced by a four storey brick building which was an Oakville landmark for almost a century. Benjamin Hagaman turned over the Oakville business to his cousin, Worthington Ely Hagaman, in 1852, thereafter devoting his time to the Bronte store. Two years later, upon the death of James Gage, his interest in the business was carried on by his son, James Gage.

In addition to grain, Gage and Hagaman were also large importers of manufactured American goods which they shipped from Oswego. These goods initially caused some anti-American sentiment in Oakville and the surrounding areas, as these less costly ready-made goods, particularly clothing, substantially undercut the local manufacturer's prices.

In addition to the goods they imported, Gage & Hagaman were also innovative in their financial operations with their "ready pay" store, one of the first of its kind in Ontario.

Hazel Chisholm Matthews, in her book Oakville and the Sixteen, described Gage and Hagaman's "ready-pay" system:

"Gage, Hagaman & Co. made special mention of their "ready pay store". 'We pay no rent, employ no extra clerks to keep books, make out accounts etc., and make NO BAD DEBTS. With our system of 'READY PAY, we are enabled to sell at all times at 'lower prices than the CHEAPEST CITY HOUSES.' This statement, which appeared in the Oakville Sentinel, April 7, 1854, is of more than ordinary interest. Timothy Eaton, who established his

store at Toronto in the late sixties has been credited with having introduced epoch-making ideas in business when he adopted the principles of selling goods for a set price and for cash only. Eaton's biographer affirms that when made public in 1868, these principles were considered so "startling", "revolutionary", and "amazing", that they "caused profound astonishment" and were generally looked upon as "the hallucinations of a madman". Whether the policy of Gage & Hagaman included a fixed price is not indicated, but their advertising proves that in the early fifties, they were selling merchandise for cash only, a practice which fifteen years later was considered such a "radical measure" by Toronto merchants."

By the mid 1860's the combination of economic depression and disruption of the grain trade due to the Civil War brought hardship for all of Oakville's grain dealers, including Gage and Hagaman. About 1865, James P. Gage dissolved partnership with W.E. Hagaman and moved to Iowa, after "trimming his sails to meet the unfavourable wind".

W.E. Hagaman took his brother-in-law, Bennett Jull of Orangeville into partnership in 1872. The firm of Hagaman and Jull reduced their large store by half, leasing the north half to Thomas Patterson, formerly head tailor of their custom made clothing department.

Hagaman and Jull operated in their reduced premises for several years until in 1890 the business was relocated to Ridgetown, Ontario. Presumably, W.E. Hagaman also moved to Ridgetown at this time. He died two years later at the age of seventy six.

The period which is documented as being the worst financially for W.E. Hagaman, from circa 1865 to 1872, appears to coincide with the period when W.E. Hagaman resided at 1118 Lakeshore Road East. It seems probable that Hagaman was forced to sell his original home to support his business. Later in 1885, when times were more favourable, W.E. Hagaman built the large brick house which continues to stand today at 72 First Street.

In 1880, the property at 1118 Lakeshore Road East was sold to John Robinson, who is listed in the 1881 census as a farmer who originated in Ireland. Five years later, the property was sold to Phillip Triller Kelley.

In 1902, the property at 1118 Lakeshore Road East was sold to Sarah Page, the wife of Dr. Charles Page. Charles A. Page was one of Oakville's most respected doctors at the turn of the century. In later years, Dr. Page had a home and office built for himself at 334 Lakeshore Road East.

In 1904, the property at 1118 Lakeshore Road East was sold again to a physician, Dr. Andrew William Porte. Dr. Porte and his family lived in the house until 1910, when it was sold to Melville Ross Gooderham and his wife, Charlotte. After a series of owners, the property at 1118 Lakeshore Road East, which originally ran back to Lake Ontario, was subdivided in 1959 and the main house was retained on one of the lots. The barn on the property was also retained on its own lot and was converted into a residence which stands today at 83 Brentwood Road.

In 1971, the house at 1118 Lakeshore Road East was recorded for the Canadian Inventory of Historic Buildings (C.I.H.B.). The C.I.H.B. recorded the house at 1118 Lakeshore Road East as "The Bush House", the origin of the name is, however, unknown.

ARCHITECTURAL SIGNIFICANCE

The house at 1118 Lakeshore Road East is a two storey stucco clad structure, originally built in the L-shaped Italianate style. Some features of this style include round headed double hung windows, richly defined cornice, L-shaped plan and the circular medallion in the north facing gable. The house also presents a number of features of the Classic Revival style. These include the column-like detail and sidelights on the main entrance,

the shallow roof pitch and the ornate front porch. The additions to the east probably date from early in this century.

The roof on the house is now of asphalt shingle. Originally, this may have been of wood shingle. The shutters on the house appear to fit the window openings. This indicates that they may be original or reminiscent of the original.

CONTEXTUAL SIGNIFICANCE

Although partially hidden by trees, the house at 1118 Lakeshore Road East is an attractive feature along Lakeshore Road.

SCHEDULE "B" TO BY-LAW 1993-23

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 being composed of:

FIRSTLY: The whole of Lot 8, according to a Plan registered in the Registry Office for the Registry Division of the County of Halton as No. 948.

SECONDLY: Part of Lot 9, Concession 4, South of Dundas Street, in the said Town of Oakville, more particularly described as follows:

COMMENCING at the easterly angle of Lot 8, according to plan registered as Number 948 for the said Town of Oakville;

THENCE southwesterly along the southeasterly limit of said Lot 8, a distance of ninety-six feet seven and three-quarter inches (96' 7 3/4") to the southerly angle of said Lot 8.

THENCE southeasterly parallel to the westerly limit of said Lot 9, Concession 4, S.D.S. being along the northeasterly limit of Lot 6, Plan 948, a distance of eighty feet three and one-quarter inches (80' 3 1/4") to the easterly angle of said Lot 6;

THENCE northeasterly parallel to the southeasterly limit of said Lot 8, a distance of ninety-six feet, seven and three-quarter inches (96' 7 3/4") to a point;

THENCE northwesterly parallel to the northeasterly limit of said Lot 6, a distance of eighty feet three and one-quarter inches (80' 3 1/4") more or less to the point of commencement.

As described in Instrument No. 321219.