



Research Report

Wilson/Lovell Block

6.5 – 18 King Street East

Oshawa, ON

Prepared for Heritage Oshawa
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1. Introduction

i. Purpose of Report

This report evaluates the cultural heritage significance of 6.5 – 18 King Street East in the City of Oshawa in accordance with Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest.

The purpose of this undertaking is to determine whether the subject property merits designation under Part IV of the Ontario Heritage Act.

ii. Legislative Context

Ontario Regulation 9/06 under the Ontario Heritage Act sets out the criteria for determining cultural heritage value or interest, which is required in order to designate a property under the provisions of Part IV of the Act.

A property may be designated under Section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest.

1. The property has design value or physical value because it:
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
 - i. is important in defining, maintaining or supporting the character of an area,
 - ii. is physically, functionally, visually or historically linked to its surroundings, or
 - iii. is a landmark.

After analyzing the history of and heritage attributed to the subject property, it is concluded that the subject property merits designation under the Ontario Heritage Act in light of criteria 1 (i) 2 (i) and 3 (i).

2. Description of Property

i. Location

This building is located at 6.5 – 18 King Street East in Oshawa.

ii. Legal Description

The property at 6.5-18 King Street East is located in the City of Oshawa. It is on the south half of lot 10, concession 2 in the Township of Whitby East (Village of Oshawa), now the City of Oshawa registered as Plan H – 50003 Part Lot 1, 2 with right of way over RP40R5861 Part 2, 3.

iii. Site Description

Built circa 1860, the substantial three-story building at 6.5 – 18 King Street East sits to the north-east corner of Simcoe and King Streets. It is located in Oshawa’s downtown core centred around King and Simcoe Streets in an area known as the four corners. Currently the building is home to Lovell Drugs, a long standing Oshawa business that has been at this location for over 100 years. It is also home to other businesses and rental units on the upper floor. Located north of this three-story building at 16 King Street East is a two-story brick building that was once joined to this building and originally served as a carriage house/shed. This building is currently vacant.

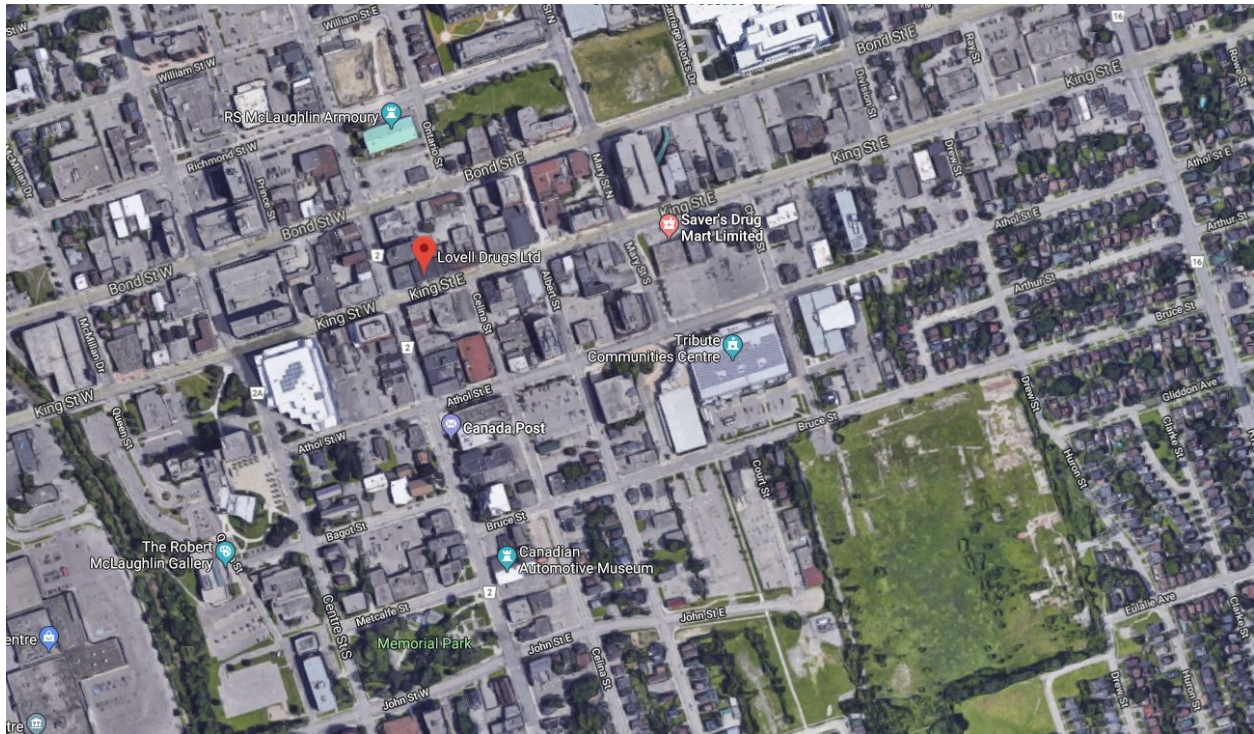


Figure 1 - Location of 6.5 – 18 King Street East Oshawa, Google Map November 2017

3. Historical Context

i. Summary

The property at 6.5-18 King Street East is located in Oshawa's downtown core near King and Simcoe Streets, or as many locals refer to the area, the four corners. A substantial three-storey block structure is located on the property to the north and east of the corner of Simcoe and King Streets. It is known as the Wilson Block because it was constructed by John Wilson circa 1860. It is in an area that was once known as the North East Ward. King Street East is one of Oshawa's principal commercial corridors in the City's downtown core.

ii. Site History

Wilson Block

This building known as the Wilson Block was originally owned and constructed by John Wilson and was reported to be constructed around 1860. The Wilson Block included six stores and a music hall on the second story. The buff bricks that once appeared on the building were made by John Wilson on his property that was located in what was once known as the Village of Harmony in east Oshawa. When John Wilson owned the property the upper level of 8.5 – 12 King Street East was used as a music hall and was known as Wilson's Opera House. The lower level was leased to tenants that included William Woon's Drug Store (located at approximately 8.5 King Street where Lovell Drugs is today).

Walter Borsberry purchased the property around 1885 for \$3500. During Borsberry's ownership of the property, the music hall on the second floor was known as the Borsberry Music Hall.

In 1898 ownership of the building and music hall transferred to a Mr. Wilcox who changed the name to the Wilcox Grand Theatre. A restaurant occupying the eastern portion of the building on the second floor beside the music hall was called "The Grand Restaurant".

Other businesses at this time included a shoe store, millinery, Grocer & Tailor (second floor) and a stationary shop known as Henderson's Book Store was located at 18 King Street East.

Carriage Shed

Located north of 18 King Street East is a two-storey brick building extension. According to the 1884 Oshawa Fire Insurance Map this building was accessed from the second floor of 18 King Street. The building most likely served as a carriage shed for patrons attending the music hall and other businesses at this location. The 1911 Fire Insurance Map shows this building is no longer attached or accessible from 18 King Street East and appears as a separate structure. It is noted on the 1921 Fire Insurance Map as an outhouse/shed. The 1938 Fire Insurance Map indicates it was accessed at a different location, 16 King Street East, with access to the café on the second level. At this time it served as storage/kitchen for the business known as the Grand Café at this location. This is where it is currently attached and accessed from today.

The brick work that appears on the transit way/over pass is red brick, whereas the original brickwork on the carriage shed was buff brick. This brick work still appears on the south facade of the Carriage Shed. The other facades have been changed. Various window openings still contain the original brick hood

moulds (drip moulds) over the window openings. The quoining on this building is unique in style featuring rounded moulded brick on the south east corner. The buff brick on this building was made from clay that was locally made by John Wilson. This structure is currently attached and accessed from the second level of 14 ½ King Street East and appears to be vacant. There is a doorway into this building from ground level as well on the south façade.

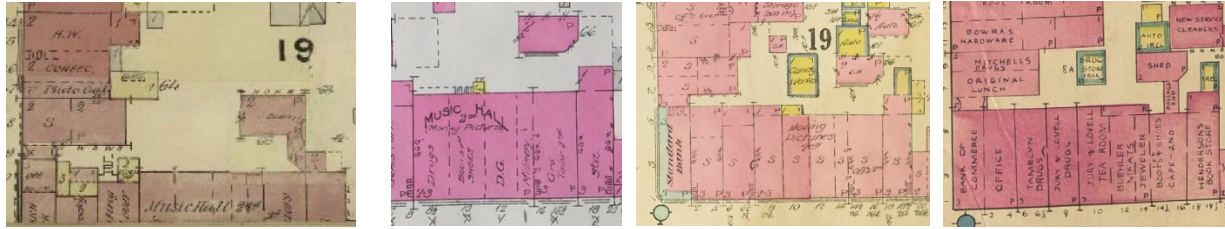


Figure 2 – 1884 Oshawa Fire Insurance Map, 1911 Oshawa Fire Insurance Map, 1921, Fire Insurance Map, 1938 Oshawa Fire Insurance Map

iii. Businesses and Owners

Tamblyn, G. Drugs Limited

Tamblyn Drugs Limited was located at 6 King Street East. Tamblyn Drugs Ltd. was a chain of pharmacies that was founded by Gordon Tamblyn, who resided in Toronto. Tamblyn apprenticed with a pharmacist in the Whitby area before attending the Ontario College of Pharmacy to become a pharmacist himself. The first Tamblyn Drug Store opened in 1904 in Toronto. In 1911, the business was incorporated and new locations opened throughout other parts of Ontario. According to Vernon's Directories, Tamblyn Drugs was located at 6 King Street East from approximately 1931 until 1971, for 40 years. After Tamblyn Drugs closed at this location, Lovell Drugs expanded their location to include 6 King Street East to expand their pharmacy and store that ran out of 8-10 King Street at that time.

The Lovell Family and Lovell Holdings Ltd.

The current owner of this commercial block is Lovell Holdings Ltd, run by the Lovell family who owns Lovell Drugs. This business has a long history in Oshawa, having been at this location for over 100 years. In 1856, David Stott opened a drug store in Bowmanville, Ontario. By 1880, John Jury had joined the company in Bowmanville and the store was known as Stott & Jury. Prior to 1900, John Jury became the sole owner and in 1903 along with A.W. Gregory, he opened a second store in Oshawa, naming it Jury and Gregory. It was located at 8.5 King Street East.

In 1907 Edwin A. Lovell, a graduate of the Ontario College of Pharmacy, began working at the Bowmanville store and became full partner in 1909 at which time the store changed to Jury and Lovell. In 1911, the store in Oshawa changed to Jury and Lovell, when Gregory moved to Collingwood. The Jury and Lovell name remained until 1983. By 1941 E. A. Lovell operated all the company stores east of Toronto. E.A. Lovell served the City of Oshawa as a school trustee for 30 years. The E.A. Lovell School, located at 120 Centre Street South, was named in his honour. The business continued to be run by members of the Lovell family, namely Everett and Stanley Lovell. Stanley Lovell was President of the company from 1971 until he retired in 2000. Stanley Lovell served as Rotary club president, a national president of the Boy Scouts, past chairman of the Oshawa Hospital Board and founding member of the Durham College Board. Today Arthur Lovell and Diana Lovell (Kirk) work as part of the executive team.

The Gift House located at 18 King Street East had been at this location since the 1970s. Members of the Lovell family ran this business until it closed at the end of 2016. The building at 18 King Street East was vacant at the time this report was written.

Second Floor: Music Hall and Moving Pictures

According to the Oshawa fire insurance maps from 1884 and 1911 there was a music hall located on the second floor in this location at 8 ½ - 14 King Street East. The music hall was accessed through an arched entranceway that was located at 14 King Street East. The façade has been modified and the arched entranceway has been removed. There is a possibility that this entranceway was a thruway, since the brick archway can still be seen on the north façade of the Lovell building. It is possible that patrons could walk through here from the carriage shed. See current interior photos of the property, image # 3.

Walter Borsberry purchased the building for \$3500 around the time of Wilson’s death in 1885. The theatre became known as the “Borsberry Music Hall” and had a seating capacity of 700 with a carpeted and tiered floor. The stage was situated at the west side on the second floor. Many local amateur and travelling theatrical shows, including the Marks Brothers visited the theatre. When the Marks Brothers arrived in town they would set up a small stage at the corner of King and Simcoe Streets to advertise their upcoming shows.

The 1921 Fire Insurance Map indicates the second floor as “Moving Pictures”. During this time it was owned by Mr. Wilcox and was known as the Wilcox Grand Theatre. During his tenure it was used as a movie house. By 1929 the second floor was being utilized by various tenants for other purposes such as dentistry, business space and residential apartments.

List of Owners/Tenants 1921 – 1929 according to Vernon’s City Directories

Date	Name	Owner /Tenant
1921	6.5 - vacant 8 – Jury & Lovell, D.A. Tait 10 – Olympia Candy Works & A Bakogeorge Prop., Grand Theatre, W. H. Wilcox 12 – J.C McGill 14 – Grand Theatre 14 ½ - FBB Patten, A.T. Maher, Dr. S.J. Phillips 16 ½ - J.S. Kyle 18 – Henderson Brothers	Tenants Owner – W.H. Wilcox
1923	6 – Detenbeck Clothing 6 ½ - Worall Optic, S.O.E. Hall, Trewin Dentist 8 – Jury & Lovell 10 – Olympia Candy Works 12 – Men’s Wear 14 – Grand Theatre 14 ½ – Veteran Shoe Parlour, A.L Bouckley, auto licences 16 ½ - J.S. Kyle Grocer 18 – Henderson Brothers 18 ½ - Wm Asling, CG McLean, Walter Elckholdt	All Tenants
1929	6 – Kinloch’s clothing 6 ½ - Dentist, Superior Window Cleaners, Capitol Café, SOE Hall 8-10 – Jury & Lovell Drugs 12 – McGill’s Mens Furs	All Tenants

	14 – AO Felt Jewellers 14 ½ - Felt Block, Grand Café, London Life Ins. Co., Babette Beauty Parlour, Mr. Holden Baliff 14 ½ - 7 Rental Apartments 16 ½ - J.S. Kyle Grocers 18 - Henderson's Bookstore 18 ½ - G. Wolfrain, John Stuart, Pomery Auctioneer	
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Current Owner

The current owner of the block is Lovell Holdings Ltd. (members of the Lovell Family). Their pharmacy, Lovell Drugs, currently operates out of 8-10 King Street East and has been a fixture in the community for over 100 years. Today the Wilson Block continues to serve a varied selection of tenants.

4. Structural Design and Architecture

i. Date of Construction

The Wilson Block including the Carriage Shed is reported to be built circa 1860. The original, locally-made, buff brick that clad this building was made by John Wilson at his home in east Oshawa. Its original design with rectangular plan, flat roof and segmentally arched window openings reflect a modest Renaissance flavour.

ii. Form and Design

The Wilson Block is a prominent three storey structure in a block of commercial buildings along King Street East in Oshawa. The front elevation is divided by a central staircase leading to the upper levels and creates six store fronts (see Current Photos 1). The building has undergone some alterations which have moved the storefront entrances to various locations over the years. Hooded arched molded window openings were comprised of brick similar to the brick that is present on the Carriage Shed at 18 King Street East. A decorative dichromatic brick string course separated the second and third storeys. The brick that once clad this building was made locally. This brickwork is still evident on the Carriage Shed on the south façade that extends from 18 King Street East.

The original dominant feature of the Wilson Block was the arched entranceway that lead to the upper storey that was originally a music hall (see Historical Photos 2 and 4). The arched entranceway no longer exists and has been replaced with a modern unembellished entranceway that remains central to the design and contains a staircase to the second and third storey.

Today the facade at street level features commercial plate-glass storefronts. The window openings on the upper floor are 2/2 divided light, sash windows with cement lugsills in a contrasting colour to the wall surface. The wall surface has been altered on the south facade by use of cream coloured stucco. The original design elements are no longer present, except for the window placement on the second and third storeys which remains unaltered.

iii. Masonry

The Wilson Block was originally clad in dichromatic brick work that was attributed to John Wilson. It has been said that John Wilson “dug the clay and burned the bricks on his property” that was located in east Oshawa. A decorative dichromatic brick string course separated the second and third storeys. This dichromatic brick work is evidenced in early images of the property. See images featured in the section of the report Historical Images of the Property.

Today most of the building is covered in a cream coloured stucco. The west section, 6.5 King Street East (part of Lovell Drugs), is not covered in stucco but features brown brick. This brown brick work is different than the brick and brick work that originally appeared under the section currently clad in stucco. It is possible that the original brickwork is present under the stucco, further research on the masonry is required to confirm this.

A small square, two-storey wing projects from the north elevation at 18 King Street East. The original brick work and arched brick hood mouldings that appeared on the windows of the Wilson Block can be

seen on this structure, the Carriage Shed. A unique architectural element of the Carriage Shed is the south west corner of the building featuring moulded brick quoins, called “roll moulding”. Most of the original brick work on the Carriage Shed has been replaced. The only areas that remain original are located on the south façade of the building.

iv. Window Openings

The front facade of the Wilson Block has a high percentage of fenestration (window openings). The window openings are evenly aligned horizontally and vertically. The current window openings are flat 2/2 divided light sash windows with plain painted cement lugsills. The window openings on the west section (brown brick portion) of the building are fixed steel/aluminum multi window openings.

The street level facade features commercial plate-glass storefronts. Individual storefronts such as Lovell Drugs and the entrance at 18 King Street East, that was once The Gift House, have ornately designed storefront entrances that are not original to the building.

5. Applicability of Ontario Regulation 9/06 of the *Ontario Heritage Act*

In light of the findings of this report, it is concluded that the structure located at 6.5 – 18 King Street East meets the criteria outlined in Ontario Regulation 9/06. The property meets the criteria for designation prescribed by the Province of Ontario under the three categories of 1. Design or Physical Value, 2. Historical/Associative Value and 3. Contextual Value.

- 1 (i) This property has design and physical value because it is representative of an age and style of architecture from the mid-19th century and is a reminder of what Oshawa's downtown commercial district once resembled.
- 2 (i) This property has historical value as it is the location of Lovell Drugs, a longstanding business in Oshawa, one that has been in business for over 100 years.
- 3 (i) This property has contextual value because 6.5 – 18 King Street East is important in defining, maintaining and supporting the area in which it stands because it is one of the early buildings constructed on King Street East, Oshawa's principal east-west commercial corridor in the downtown core.

6. Resources

Assessment Rolls. Village of Oshawa 1865, 1874

Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms 1784 to the Present*. Toronto 1990

Bouckley, Thomas. Pictorial Oshawa Volumes 1-3. Oshawa: The Alger Press Ltd., 1976.

Durham Land Registry Office, Whitby ON.

East Whitby Township census, 1901, 1911, www.collectionscanada.ca

Lovell Drugs a Folksy Institution. Oshawa Times. August 9, 1986.

Illustrated Atlas of the County of Ontario. Toronto: J.H Beers and Co., 1877

Insurance Plan of Oshawa, Ontario. 1884, 1911, 1921, 1938

Municipal Plan, City of Oshawa. 1930

“Oshawa Illustrated.” Oshawa: The Reformer Printing and Publishing Company, Ltd. 1911

Pedlar Papers. Oshawa Archives

Vernon’s City of Oshawa Directory, 1921 -1975

www.ontarioarchitecture.com

Interview/email with Diana (Lovell) Kirk, December 21, 2017

Arthur and Diane Lovell, January 30, 2017 (Meeting with members of Heritage Oshawa)

7. Current Photographs of the Property



1. Main Façade facing south onto King Street East, looking east

The red box above indicates where the original archway/entrance was located to the 2nd and 3rd floors.

A before image of this same angle is featured in *Historical Photographs of the Property*, image 2.

A blue box shows the original Wilson Block, this originally included the Western bank that was located on the corner, where the TD Commercial Bank Centre is currently located.



2. Main Façade facing south onto King Street East, looking west



3. Carriage Shed, South Façade, close-up of window details and moulded brick on south east corner, 16 King Street East



4. Carriage Shed, West Façade, 16 King Street East



5. Carriage Shed, North East Façade



6. Main Façade, Facing South on King Street East, Heritage Oshawa Collection

8. Historical Photographs/Illustrations



1. King Street East, looking east from Simcoe. 1950s



2. 6.5 – 18 King Street East, Thomas Bouckley Collection



3. King Street East, Opera House Sign can be seen in this image. 1910



4. Borsberry Music Hall, circa 1898



5. 10 King Street East, Olympia Ice Cream Parlour, c. 1910
Note: the dichromatic brick work (buff and red brick)



6. Henderson's Book Store, circa 1960.
Note the original brick façade has been modified by this date.

9. Current Interior Photographs taken by Jane Clarke, Heritage Oshawa



1. Interior, main floor, of the original carriage shed. Currently used for storage for the Gift House when it was in business.



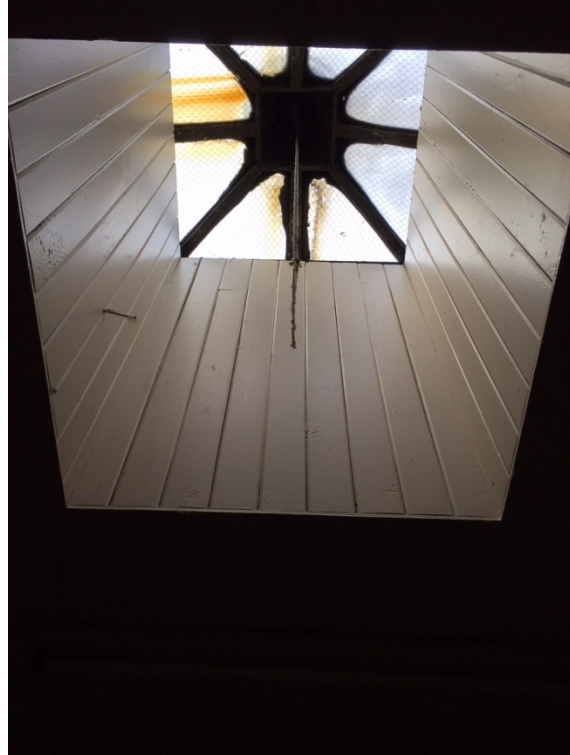
2. Interior wall of the original carriage shed.



3. View out the south east window, note the brick archway on the back of the Wilson/Lovell Building. This was a thruway at one time from King Street.



4. Double doors that are located on the second floor of the original carriage shed where it attaches to the main building. These doors lead to a kitchen area that served a café/restaurant that was located here. i.e. Grand Restaurant/Café



5. Third floor skylight.



6. Lovell Drug Store Office and storage that was located on the second floor.



7. Second floor apartment



8. Third floor apartment.