

On September **, 2024, Oakville Town Council resolved to pass a Notice of Intention to Designate the following property under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended, as a property of cultural heritage value and interest:

Lewis House
131 Chisholm Street
PLAN 1 BLK 57 PT LOTS 5, 6; OAKVILLE

Description of Property

The property at 131 Chisholm Street is located on the east side of Chisholm Street between Rebecca Street and John Street west of downtown Oakville.

Statement of Cultural Heritage Value or Interest

Design and Physical Value

The Lewis House has design and physical value as a representative example of a vernacular Oakville frame house with Queen Anne influences. The Queen Anne style was developed by English architect Richard Shaw, mixing Medieval asymmetrical form with the Elizabethan country house, along with Classical elements of the English Renaissance era. The result is an eclectic and whimsical style with highly decorated surfaces and a multitude of decorative features. The historic c.1907 house is a one-and-a-half storey frame structure that has its own unique whimsical appearance. Queen Anne style elements include its: asymmetrical façade; mix of roof styles; upper storey balcony with circular arch in the gable roof; decorative brackets holding up the balcony; 1/1 wood windows with wood trim; flared second storey indicating an original mix of cladding materials; and original front porch.

Historical and Associative Value

The Lewis House is associated with the theme of development of this area west of Sixteen Mile Creek, historically referred to as 'West Harbour'. First developed in the mid- to late-1800s, the local houses were originally built to support the rise in industrial development along this side of the harbour, including the Tannery complex and the shipbuilding industry. While the earlier houses were modest in size and design, the subject house represents a shift in the neighbourhood in the early 20th century when local residents had access to more income. Instead of the simple gable-roofed structures built up until that time, houses like the subject one, influenced by the whimsical and eclectic Queen Anne style, were constructed. The building's presence on the street helps to support this important historical theme.

Contextual Value

The Lewis House is important in defining, supporting, and maintaining the character of the local area, a historic residential neighbourhood that developed in the mid- to late-1800s to support the local industries along the harbour and lakefront. The house is one of the older houses in the neighbourhood and is physically, functionally, visually, and historically linked to its surroundings. The house remains in its original location and its presence is a reminder of the residential and working-class history of the neighbourhood.

Description of Heritage Attributes

Key attributes of the property at 131 Chisholm Street that exemplify its cultural heritage value as a vernacular house frame house with Queen Anne influences, as they relate to the original one-and-a-half storey portion, include:

- The massing and asymmetrical design of the original one-and-a-half storey structure with sloped gable roof on the south portion and hip roof on the north portion;
- Flared second storey;
- Second storey balcony with gable roof with half-circular arch, round wooden columns, wooden trim and large supporting brackets;
- Fenestration of the windows on the north, west and south elevations (excluding the vestibule and enclosed porch);
- The presence of diamond-patterned windows on the second storey of the front elevation;
- The presence of 1/1 wooden windows throughout the house; and
- The presence of a front porch where the original front porch is located.

For the purpose of clarity, the cultural heritage value and heritage attributes of the property do not include:

- The one-storey rear wing of the house constructed in the 1980s; and
- The one-storey front vestibule constructed in 1998.

Any objection to this designation must be filed no later than October **, 2024. Objections must be directed to the Town Clerk at townclerk@oakville.ca or 1225 Trafalgar Road, Oakville, Ontario L6H 0H3. The objection must include the reasons for the objection and all relevant facts.

Further information respecting this proposed designation is available from the Town of Oakville. Any inquiries may be directed to Carolyn Van Sligtenhorst, Supervisor of Heritage Conservation at 905-845-6601, ext.3875 (TTY 905-338-4200), or by email at carolyn.van@oakville.ca.

Issued at the Town of Oakville on September **, 2024.

DRAFT INTENTION TO DESIGNATE

On September **, 2024, Oakville Town Council resolved to pass a Notice of Intention to Designate the following property under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended, as a property of cultural heritage value and interest:

McNiel House
176 Douglas Avenue
LOT 113, PLAN 113; TOWN OF OAKVILLE

Description of Property

The property at 176 Douglas Avenue is located on the west side of Douglas Avenue between Sumner Avenue and Palmer Avenue in the Brantwood neighbourhood.

Statement of Cultural Heritage Value or Interest

Design and Physical Value

The McNiel House has design and physical value as a representative example of an Edwardian Classicism style house. This style emerged in the early 1900s as a reaction against busy Victorian architecture and emphasized simplified, balanced, and formal composition. The home was built between 1912 and 1913, with characteristics of Edwardian Classicism architecture such as: the massing and form of the two-and-a-half-storey hipped roofed building with asymmetrical façade; red brick cladding and brick chimneys; wide front porch with wooden columns, brick piers and wooden railings; the fenestration of windows and front door on the north, east, and south elevations, including the bay window on the south elevation and the Palladian window on the east elevation dormer. The house retains most of its original features and is an excellent representative example of the style.

Historical and Associative Value

The McNiel House property has cultural heritage value for its direct associations with the theme of the development of the local residential area known as 'Brantwood', an early 20th century subdivision of Oakville. The Edwardian era character of the house has contributed to the neighbourhood's character over the last 100 years. Its presence contributes to the story of Oakville's early 20th century residential development that was defined by large lots with well-designed homes built by well-to-do families.

Contextual Value

The McNeil House has cultural heritage value because it is important in defining and supporting the character of the area and helps to define and reflect the history and origins of this important subdivision known as Brantwood. The property is physically, functionally, visually, and historically linked to its surroundings. The house stands on a corner lot and is prominent in the neighbourhood. As one of the earliest buildings in Brantwood, it is linked to the origins of the Brantwood subdivision and its development and subsequent influence on Oakville as a whole. The house has strong elements of the prevailing architecture designs of the early 1900s, particularly Edwardian Classicism. Early homes in the neighbourhood like this one are key anchor points to Brantwood as they define and reflect the early 19th century origins of this important subdivision.

Description of Heritage Attributes

Key attributes of the property at 176 Douglas Avenue that exemplify its cultural heritage value as a house built in the Edwardian Classicism style, as they relate to the north, east, south, and west elevations of the original two-and-a-half storey house, include:

- The massing and square form of the two-and-a-half-storey hipped roofed building with hipped roof dormers, wide front porch and bay window on south elevation;

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- Brick cladding and brick chimneys;
- Wide front porch with round wooden tapered columns, brick piers, wooden pickets and railings and wooden beams;
- Fenestration of windows and doors on the north, east, and south elevations;
- The presence of 1-pane and 1/1 windows in the Edwardian Classicism style and the presence of a Palladian style window in the east dormer; and
- The presence of wooden panelled and glazed doors in the Edwardian Classicism style on the north and east elevations.

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Further information respecting this proposed designation is available from the Town of Oakville. Any inquiries may be directed to Carolyn Van Sligtenhorst, Supervisor of Heritage Conservation at 905-845-6601, ext.3875 (TTY 905-338-4200), or by email at carolyn.van@oakville.ca.

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DRAFT INTENTION TO DESIGNATE

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Kenney House (South)
128 Reynolds Street
PLAN 1 BLK 25 PT LOT F RP 20R5611 PARTS 1 AND 2

Description of Property

The property at 128 Reynolds Street is located on the west side of Reynolds Street between Randall Street and Church Street in downtown Oakville.

Statement of Cultural Heritage Value or Interest

Design and Physical Value

The Kenney House (South) has design and physical value as a representative example of vernacular Gothic Revival architecture. In summary, the house has design value as a representative example of vernacular Gothic Revival architecture. It retains heritage features such as: its two-storey form with gable roof; brick façade with dogtooth brick design and low brick plinth along the base of the building; horizontal cladding; fenestration on the east elevation; one-over-one segmental arch wooden windows with brick voussoirs, stone sills and wooden louvered shutters; projecting bay window with wooden frieze and brackets; and front entrance with wooden front door and wooden door surround, including entablature with brackets, decorative frieze and pilasters.

Historical and Associative Value

The Kenney House (South) has historical significance as being built by David Kenney around 1890 from the remnants of the Oakville Roller Skating Rink that he built on the same lot circa 1885. Of four similar houses built on the lot, 128 and 132 Reynolds are the only remaining houses. The house has historical significance for the role it played in both the commercial and residential development of downtown Oakville in the late 19th and early 20th century. This was a significant period for the town, as it transitioned from a small harbour village that had undergone an economic depression in the 1860s to a bustling lakeside town by the 1900s. In the 1890s, while some businesses still struggled, much work was being done in the Town to make it an appealing locale for upper class Toronto and Hamilton families to build summer homes and estates, and their presence helped to revitalize Oakville's businesses and downtown.

Contextual Value

The Kenney House (South) has cultural heritage value because it is physically, functionally, visually, and historically linked to its surroundings in downtown Oakville. The house is one of four originally built from the Oakville Roller Skating Rink that previously stood on the same lot. The subject property is one of several historical buildings of note still standing that reference the early built history of the neighbourhood. The area is comprised of adapted former residential buildings whose historical occupants were closely associated with nearby commercial and industrial enterprises, such as the former Blakelock Lumber Mill and the William Whitaker and Sons Carriage Works. The building's small scale and historic architectural style highlights the history of downtown Oakville.

Description of Heritage Attributes

Key attributes of the property at 128 Reynolds Street that exemplify its cultural heritage value as a vernacular Gothic Revival structure, as they relate to the east, north and south elevations of the original two-storey house, include:

- The massing and form of the two-storey gable roofed building;
- Brick cladding on east elevation with brick voussoirs above windows, dogtooth brick design on bay window and brick plinth along the base of the wall;
- The presence of horizontal cladding on the north and south elevations;
- Fenestration of the door and windows on the east elevation;
- Wooden one-over-one segmental arch sash windows with arched brick voussoirs, stone sills and wooden louvered shutters;
- Projecting bay window on east elevation with wooden frieze and brackets;
- Front entrance with wooden front door and wooden door surround, including entablature with brackets, decorative frieze and pilasters.

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Kenney House (North)
132 Reynolds Street
PLAN 1 BLK 25 PT LOT F

Description of Property

The property at 132 Reynolds Street is located on the west side of Reynolds Street between Randall Street and Church Street in downtown Oakville.

Statement of Cultural Heritage Value or Interest

Design and Physical Value

The Kenney House (North) has design value as a representative example of vernacular Gothic Revival architecture. It retains heritage features such as: its two-storey form with gable roof; brick façade with dogtooth brick design and low brick plinth along the base of the building; horizontal cladding; fenestration on the east elevation; one-over-one segmental arch wooden windows with brick voussoirs, stone sills and wooden louvered shutters; projecting bay window with wooden frieze and brackets; and front entrance with wooden front door and wooden door surround, including entablature with brackets, decorative frieze and pilasters.

Historical and Associative Value

The Kenney House (North) has historical significance as being built by David Kenney around 1890 from the remnants of the Oakville Roller Skating Rink that he built on the same lot circa 1885. Of four similar houses built on the lot, 128 and 132 Reynolds are the only remaining houses. The house has historical significance for the role it played in both the commercial and residential development of downtown Oakville in the late 19th and early 20th century. This was a significant period for the town, as it transitioned from a small harbour village that had undergone an economic depression in the 1860s to a bustling lakeside town by the 1900s. In the 1890s, while some businesses still struggled, much work was being done in the Town to make it an appealing locale for upper class Toronto and Hamilton families to build summer homes and estates, and their presence helped to revitalize Oakville's businesses and downtown.

Contextual Value

The Kenney House (North) has cultural heritage value because it is physically, functionally, visually, and historically linked to its surroundings in downtown Oakville. The house is one of four originally built from the Oakville Roller Skating Rink that previously stood on the same lot. The subject property is one of several historical buildings of note still standing that reference the early built history of the neighbourhood. The area is comprised of adapted former residential buildings whose historical occupants were closely associated with nearby commercial and industrial enterprises, such as the former Blakelock Lumber Mill and the William Whitaker and Sons Carriage Works. The building's small scale and historic architectural style highlights the history of downtown Oakville.

Description of Heritage Attributes

Key attributes of the property at 132 Reynolds Street that exemplify its cultural heritage value as a vernacular Gothic Revival structure, as they relate to the north, east and south elevations of the original two-storey house, include:

- The massing and form of the two-storey gable roofed building;
- Remaining brick cladding on east elevation;
- The presence of horizontal cladding on the north and south elevations;
- Fenestration of the door and windows on the east elevation;
- The presence of one-over-one segmental arch sash windows and louvered shutters;
- Projecting bay window on east elevation with wooden frieze and brackets;
- Front entrance with panelled front door, transom window, wooden door surround and small gabled roof.

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Further information respecting this proposed designation is available from the Town of Oakville. Any inquiries may be directed to Carolyn Van Sligtenhorst, Supervisor of Heritage Conservation at 905-845-6601, ext.3875 (TTY 905-338-4200), or by email at carolyn.van@oakville.ca.

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On September **, 2024, Oakville Town Council resolved to pass a Notice of Intention to Designate the following property under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended, as a property of cultural heritage value and interest:

Elisha and Christina Grice House
2366 Sovereign Street
PCL 165-1, SEC M7; LT 165, PL M7; OAKVILLE

Description of Property

The property at 2366 Sovereign Street is located on the south side of Sovereign Street, east of Jones Street, north of Lakeshore Road West, and west of Nelson Street in Bronte.

Statement of Cultural Heritage Value or Interest

Design and Physical Value

The Elisha and Christina Grice House has design and physical value as a modest and vernacular example of a Dutch Colonial Revival style house. The house may have been designed and built locally or could have been a kit house from a mail-order company. The one-and-a-half storey L-shaped house has an intersecting Gambrel roof, the most recognizable feature of the Dutch Colonial Revival style house. The simple frame house has a two-bay façade and contains historic 1/1 wood windows and wood trim throughout. While some windows and the cladding has been modernized over time, the house retains its historic form and overall fenestration.

Historical and Associative Value

The Elisha and Christina Grice House has cultural heritage value because of its direct associations with the theme of late 19th and early 20th century residential development for working-class residents in the Bronte village downtown area. Together with a few nearby houses on Sovereign Street, the subject house is one of the few remaining early 20th century homes in the area and is a physical reminder of this working-class history. The property is also historically associated with its former long-term owners, the Grice, Bray and McKeil families, who contributed to the local Bronte community in a variety of ways.

Contextual Value

The Elisha and Christina Grice House has cultural heritage value because it is physically, functionally, visually and historically linked to its surroundings, an early 20th century working class neighbourhood characterized by modest vernacular homes. Historically, the streetscape of Sovereign Street was defined by smaller homes on large lots, with small front yard setbacks. Several of these historic modest homes remain, including 2366 Sovereign Street. Together, these remaining buildings are important remnants of Bronte's late 19th and early 20th century residential development, which was defined by modest vernacular homes built for Bronte's working class.

Description of Heritage Attributes

Key attributes of the property at 2366 Sovereign Street that exemplify its value as an early 20th century vernacular Dutch Colonial Revival house, as they relate to the west, north and east elevations of the original one-and-a-half storey house, include:

- The L-shaped form and low massing of the structure with its Gambrel roof;
- The fenestration of the first storey on the front elevation with a single front entrance door accompanied by a larger window;
- The presence of 1/1 windows matching the style of the original windows; and
- The presence of horizontal siding.

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Percy and Olive Joyce house
2370 Sovereign Street
PCL 164-1, SEC M7; LT 164, PL M7; OAKVILLE

Description of Property

The property at 2370 Sovereign Street is located on the on the south side of Sovereign Street, east of Jones Street and west of Nelson Street in Bronte.

Statement of Cultural Heritage Value or Interest

Design and Physical Value

The Percy and Olive Joyce House has design and physical value as an early 20th century Oakville vernacular frame workers' cottage. The house may have been designed and built locally or could have been a kit house from a mail-order company. The house is one-and-a-half storeys with a hip roof and square footprint. The front elevation retains its historic design and layout with a central single front door flanked by two single windows. The house contains a mix of historic wood windows, including some 2/2 and 1/1 wood sash windows, finished with simple wood trim. While some windows and the cladding has been modernized over time, the house retains its historic form and overall fenestration.

Historical and Associative Value

The Percy and Olive Joyce House has cultural heritage value because of its direct associations with the theme of late 19th and early 20th century residential development for working-class residents in the Bronte village downtown area. Together with a few nearby houses on Sovereign Street, the subject house is one of the few remaining early 20th century homes in the area and is a physical reminder of this working-class history. The property is also historically associated with its former long-term owner, the Joyce family, who contributed to the local Bronte community in a variety of ways.

Contextual Value

The Percy and Olive Joyce House has cultural heritage value because it is physically, functionally, visually and historically linked to its surroundings, an early 20th century working class neighbourhood characterized by modest vernacular homes. Historically, the streetscape of Sovereign Street was defined by smaller homes on large lots, with small front yard setbacks. Several of these historic modest homes remain, including 2370 Sovereign Street. Together, these remaining buildings are important remnants of Bronte's late 19th and early 20th century residential development, which was defined by modest vernacular homes built for Bronte's working class.

Description of Heritage Attributes

Key attributes of the Percy and Olive Joyce House that exemplify its value as an early 20th century vernacular frame cottage, as they relate to the west, north and east elevations of the original one-and-a-half storey house, include:

- The square form and low massing of the structure with its low-sloped hip roof;
- The fenestration of the front elevation with a central single door flanked by two single windows;
- The presence of 1/1 windows matching the style of the original windows; and
- The presence of horizontal siding.

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James and Katherine Taylor House
2374 Sovereign Street
PCL 163-1, SEC M7; LT 163, PL M7; OAKVILLE

Description of Property

The property at 2374 Sovereign Street is located on the on the south side of Sovereign Street, east of Jones Street and west of Nelson Street in Bronte.

Statement of Cultural Heritage Value or Interest

Design and Physical Value

The James and Katherine Taylor House has design and physical value as a representative example of a modest vernacular workers' cottage. A vernacular home is one that is built with local resources and in local styles, often influenced by popular styles, but made to suit either the different weather conditions, purposes for the structure, or the available resources. The subject house would have been built for Bronte's working class and is a humble and functional home. The one-and-a-half-storey house has an intersecting gable roof. The historic portion of the house appears to be the T-shaped section closest to the street, with steep gable roofs and shed dormers. While some windows and the cladding has been modernized over time, the house retains its historic form and overall fenestration.

Historical and Associative Value

The James and Katherine Taylor House has cultural heritage value because of its direct associations with the theme of late 19th and early 20th century residential development for working-class residents in the Bronte village downtown area. Together with a few nearby houses on Sovereign Street, the subject house is one of the few remaining early 20th century homes in the area and is a physical reminder of this working-class history. The property is also historically associated with its former owners including the Belyea, Osborne, and Dobson families, and the long-term owners the Chalmers family, who contributed to the local Bronte community in a variety of ways.

Contextual Value

The James and Katherine Taylor House has cultural heritage value because it is physically, functionally, visually and historically linked to its surroundings, an early 20th century working class neighbourhood characterized by modest vernacular homes. Historically, the streetscape of Sovereign Street was defined by smaller homes on large lots, with small front yard setbacks. Several of these historic modest homes remain, including 2374 Sovereign Street. Together, these remaining buildings are important remnants of Bronte's late 19th and early 20th century residential development, which was defined by modest vernacular homes built for Bronte's working class.

Description of Heritage Attributes

Key attributes of the James and Katherine Taylor House that exemplify its value as an early 20th century vernacular frame cottage, as they relate to the west, north and east elevations of the front rectangular portion of the one-and-a-half storey house, include:

- The rectangular form and low massing of the structure with its steep gable roof;
 - The fenestration of the front elevation with a single front entrance accompanied by a single window on the first storey and a set of windows on the second storey;
- and

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- The presence of wood board and batten siding.

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Permenus and Charlotte Osborne house
2378 Sovereign Street
PCL 162-3, SEC M7; PT LT 162, PL M7, Part 2, 20R7267; OAKVILLE

Description of Property

The property at 2378 Sovereign Street is located on the on the south side of Sovereign Street, east of Jones Street and west of Nelson Street in Bronte.

Statement of Cultural Heritage Value or Interest

Design and Physical Value

The Permenus and Charlotte Osborne House has design and physical value as an early 20th century Oakville vernacular frame workers' cottage. The house may have been designed and built locally or could have been a kit house from a mail-order company. The house is one-and-a-half storeys with a hip roof and square footprint. The front elevation retains its historic design and layout with a central single front door flanked by two single windows. The house contains a mix of historic wood windows, including 1/1 wood sash windows, finished with simple wood trim. While some windows and the cladding has been modernized over time, the house retains its historic form and overall fenestration.

Historical and Associative Value

The Permenus and Charlotte Osborne House has cultural heritage value because of its direct associations with the theme of late 19th and early 20th century residential development for working-class residents in the Bronte village downtown area. Together with a few nearby houses on Sovereign Street, the subject house is one of the few remaining early 20th century homes in the area and is a physical reminder of this working-class history. The property is also historically associated with its former owners including the Belyea, Osborne, and Dobson families, and the long-term owners the Bowman family, who contributed to the local Bronte community in a variety of ways.

Contextual Value

The Permenus and Charlotte Osborne House has cultural heritage value because it is physically, functionally, visually and historically linked to its surroundings, an early 20th century working class neighbourhood characterized by modest vernacular homes. Historically, the streetscape of Sovereign Street was defined by smaller homes on large lots, with small front yard setbacks. Several of these historic modest homes remain, including 2378 Sovereign Street. Together, these remaining buildings are important remnants of Bronte's late 19th and early 20th century residential development, which was defined by modest vernacular homes built for Bronte's working class.

Description of Heritage Attributes

Key attributes of the Permenus and Charlotte Osborne House that exemplify its value as an early 20th century vernacular frame cottage, as they relate to the west, north and east elevations of the original one-and-a-half storey house, include:

- The square form and low massing of the structure with its low-sloped hip roof;
- The fenestration of the front elevation with a central single door flanked by two single windows; and
- The presence of horizontal siding.

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