

APPENDIX B

Cultural Heritage Evaluation Report
Elisha and Christina Grice House
2366 Sovereign Street, Oakville, Ontario



2366 Sovereign Street, March 2024. Source: Town of Oakville, Planning Services staff photo

Town of Oakville
Heritage Planning
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1. Executive Summary

The purpose of this Cultural Heritage Evaluation Report, or CHER, is to determine if the subject property merits designation under Part IV, section 29 of the *Ontario Heritage Act* (OHA). A Cultural Heritage Evaluation Report (CHER) provides an overview of the property based on primary and secondary research and visual inspection of the property. It also includes an evaluation against the prescribed criteria of Ontario Regulation 9/06, including design/physical value, historical/associative value, and contextual value. This CHER also includes a draft Statement of Cultural Heritage Value or Interest and identification of heritage attributes.

The designation of heritage properties is legislated by the OHA and is supported at a provincial level by the Provincial Policy Statement (2020) and the Growth Plan for the Greater Golden Horseshoe (2019). The conservation of cultural heritage resources is also supported by the Region of Halton Official Plan, the Livable Oakville Plan, the North Oakville East Secondary Plan, and the North Oakville West Secondary Plan.

The Elisha and Christina Grice House property is located at 2366 Sovereign Street on the south side of Sovereign Street, east of Jones Street, north of Lakeshore Road West, and west of Nelson Street. The property is located within the territory covered by Treaty 22, which was signed in 1820 between the Mississaugas and the British Crown. The property was added as a 'listed' property to Oakville's *Register of Properties of Cultural Heritage Value or Interest (NOT Designated)* in 2009 for its "c.1920 Dutch Colonial Revival style frame house as part of the Bronte Village historic streetscape".

This CHER has evaluated the property in accordance with the requirements of the OHA and finds that the property meets three of the criteria of Regulation 9/06. It is therefore recommended that the property be designated under Part IV, section 29 of the OHA.

The findings presented in this report are based on professional research and guidance. Future discovery of additional sources or interpretations may affect the conclusions.

3. Background Research

Design and Physical Value

The Elisha and Christina Grice house at 2366 Sovereign Street is a one-and-a-half storey vernacular frame house, which was built sometime between 1913 and 1916. The house has design and physical value as a representative example of an early 20th century Oakville vernacular Dutch Colonial Revival style house.



Front and west elevations of the house, 2024. Source: Town of Oakville, Planning Services staff photo

Vernacular Houses

A vernacular home is one that is built with local resources and in local styles, often influenced by popular styles elsewhere in the region or Europe, but made to suit either the different weather conditions, purposes for the structure, or the available resources. Often, they do not fit into one architectural style, but were constructed with unique features of various styles.

Colonial Revival Style (1900-1960)

North American Colonial Revival architecture became popular with the American Centennial Exhibition of 1876 and its examples of early Northeast American architecture, which filtered into common building styles in Canada.^{1,2} These homes were built with features inspired by the classical elements of colonial buildings. Designs could be easily modified to suit the builder's ideas and the different local materials available. The most popular design was the American Colonial Revival which had a symmetrical front façade with a central doorway, little

¹ Vancouver Heritage Foundation, "House Styles by Name and Era: Colonial Revivals: 1886-1915", <https://www.vancouverheritagefoundation.org/house-styles/colonial-revivals/> (accessed 24 May 2024)

² Robert Mikel, *Ontario House Styles: The Distinctive Architecture of the Province's 18th and 19th Century Homes* (Toronto: Lorimer, 2004), 142

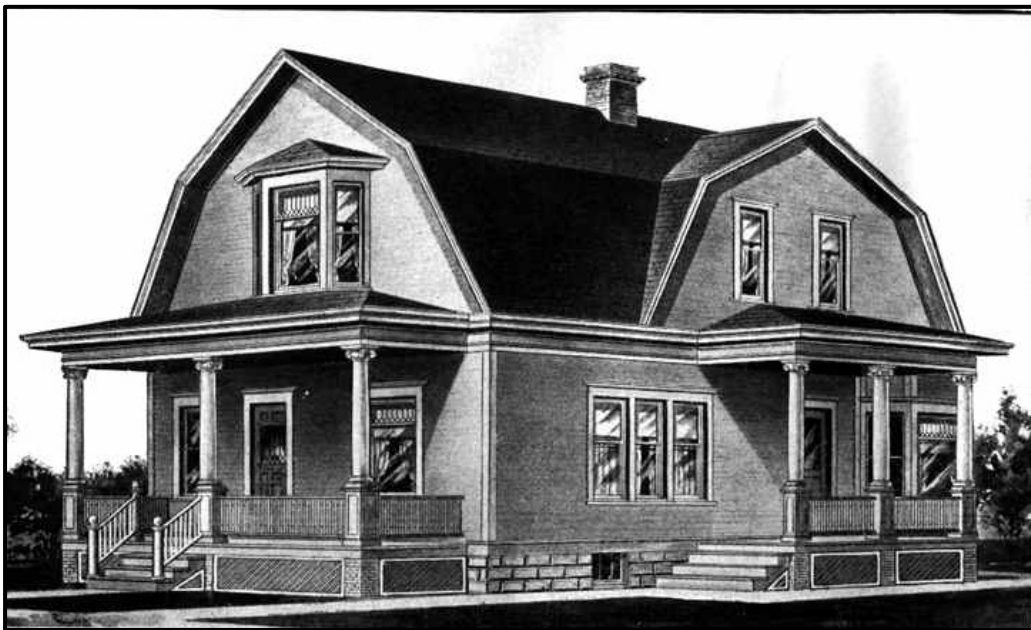
ornamentation and a front centred portico. Other popular expressions of the style reflected other colonial powers, including the Dutch and the Spanish.³

The Dutch Colonial Revival house was popular throughout parts of North America, inspired by Dutch and Huguenot settlers. The style became more common in the interwar period as mail order catalogues made the style more accessible. These homes can be identified by their gambrel roof, also known as a barn roof.

Mail-Order Houses

In the early 20th century, kit homes became more common as materials and construction techniques became more standardized. Materials could be mass-produced and provided to customers at cheaper costs when compared to custom homes. Sears, Roebuck and Company had one of the largest mail-order programs, offering over 400 styles of houses. While some designs were grand and elegant homes, the most popular were modest but quaint homes for the average middle-class family. Homes could also be customized by owners with, for example, different window layouts, more or fewer porches, different interior layouts, and different materials.⁴

The design below is from the Sears, Roebuck and Company from their 1908-1914 catalogue. This simple design could be customized with porches, dormers and decorative architectural elements, or could be left plain at a lower cost. The subject house may have been a kit house ordered from a company such as Sears, Roebuck and Co. Alternatively, it could have been designed and built locally using a similar design to the home seen below.



A model home from the Sears Homes catalogue, 1908-1914. Source: *Searsarchives.com*

The subject house is a one-and-a-half storey frame house with an intersecting gambrel roof and rectangular footprint. The front elevation is a simple two-bay façade with a single entrance on the left, accompanied by a large window. Above in the gambrel gable are three windows, the middle of which appears to be an original opening. The house contains a small front stoop but may have originally had a larger porch.

³ Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms 1784 to Present*, pg. 143

⁴ "What is a Sears Modern Home," Sears Archives, <http://www.searsarchives.com/homes/index.htm> (accessed 17 May 2024)



Front elevation of the house, 2024. Source: Town of Oakville, Planning Services staff photo



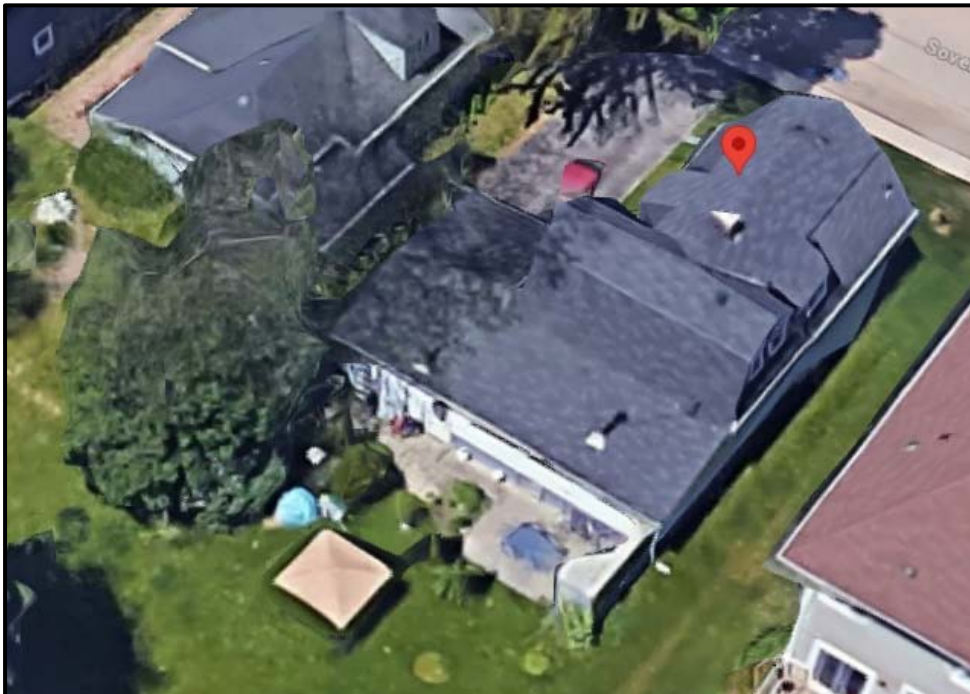
Front and east elevations of the house, 2024. Source: Town of Oakville, Planning Services staff photo

The house contains a mix of historic wood 1/1 sash windows, as well as some more contemporary vinyl windows. Many of the windows are finished with simple wood trim. The house originally had wood siding, but this has been covered in horizontal vinyl siding in recent decades. Aluminum fascia and soffits have replaced, or covered, original wood equivalents. The house sits on a foundation that is a mix of concrete and rubble stone.



Close-up of one of the historic 1/1 wood sash windows, 2024. *Source: Town of Oakville, Planning Services staff photo*

The house includes a large one-storey rear addition with attached garage, constructed in 1970.⁵



Aerial view of the property from the southeast. *Source: Google, 2021.*

⁵ Town of Oakville Building Services files.

The property is narrow and long. The rear yard contains open space and some mature trees.



Aerial view of 2378 Sovereign Street. 2021. Source: Town of Oakville, GIS

Historical and Associative Value

The property at 2366 Sovereign Street is located on lands that were part of the traditional territory of the Mississaugas of the Credit First Nation (MCFN or simply “the Mississaugas”). In 1805, the Mississaugas and the Crown reached a provisional agreement in which the Mississaugas ceded almost 71,000 acres of land. In return they were given £1000 of trade goods; were promised the sole right of the fisheries in the Twelve Mile Creek (Bronte Creek) and Sixteen Mile Creek along with the possession of each creek’s flats; and they reserved the sole right of fishing at the Credit River and retained a 1-mile (1.61 kilometre) strip of land on each of its banks.⁶



Samuel Wilmot’s Trafalgar, Plan of the Second Township, In the Tract of Land lately Purchased from the Mississauga [sic] Indians. Source: Archives of Ontario, Trafalgar District of Gore, Partial, June 1806

The agreement was negotiated when the Mississaugas were experiencing duress due to land encroachment, the depletion of fish stocks, and a population that was in severe decline.⁷ This put the Mississaugas into “a more

⁶ “Head of the Lake Treaty, No. 14 (1806).” *Mississaugas of the Credit First Nation*, <https://mncfn.ca/head-of-the-lake-treaty-no-14-1806/>. 4 Nov. 2020.

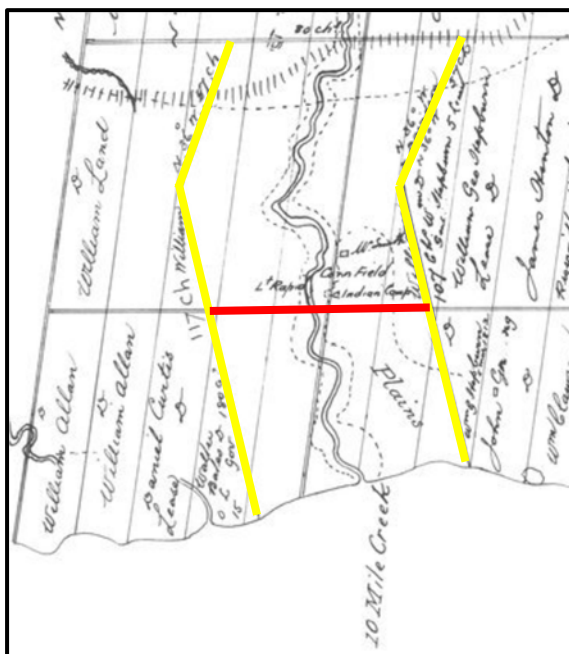
⁷ Emma Stelter. *Friendship, Peace and Respect For All Future Generations*, Debwevin: The Oakville Truth Project, Feb. 2023, pg. 7.

compromised position” from which to negotiate.⁸ The agreement was formalized with the signing of the Head of the Lake Treaty, No. 14, on September 5, 1806.⁹

In June 1806, three months before Treaty No. 14 was finalized, Deputy Provincial Surveyor, Samuel Street Wilmot completed his plan called “*Trafalgar, Plan of the Second Township, In the tract of Land lately Purchased from the Mississauga [sic] Indians*”. The survey was completed to facilitate European settlement. Unusually, Wilmot’s plan does not show the land to be set aside for the Mississaugas along the Twelve and Sixteen Mile Creeks, possibly because it was completed before the treaty was finalized.

Settlers started arriving in the area circa 1806, around the time Wilmot was undertaking his survey. After the area was surveyed, settlements were established throughout Trafalgar Township. In the southern part of the township the villages of Oakville and Bronte began to grow, at the mouths of Sixteen Mile Creek and Twelve Mile Creek, respectively.

In February 1820, fourteen years after signing Treaty No. 14, the Mississaugas and the Crown entered into a subsequent treaty, Treaty No. 22, which stipulated that in exchange for ceding “about 20,000” acres of their land to the Crown, the Mississaugas would receive a 200-acre parcel of land on the Credit River, and the proceeds from the sale of the remaining lands on the Twelve and Sixteen Mile Creeks would be “used to instruct the Mississaugas in the rudiments of the Christian religion and to provide education for their children.”¹⁰



On the 1806 plan (left), the lands covered by Treaty No. 22 lay between the two yellow lines. The future village of Bronte, including the location of the subject property, was subsequently established upon the area lying roughly within Lots 29 to 32, in the 4th (or Broken Front) Concession SDS, within the land that lies under the red line.

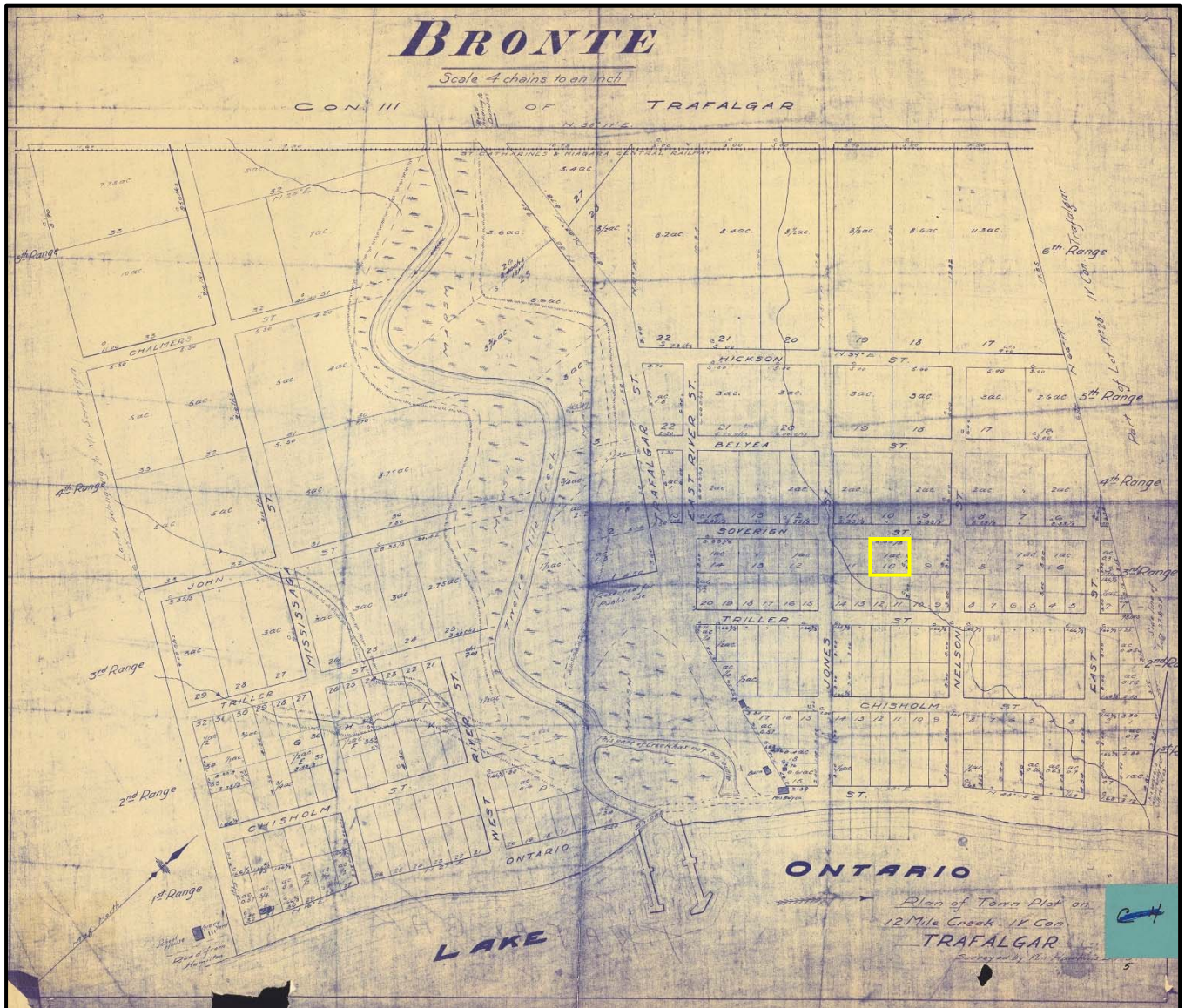
In 1834, 14 years after the Mississaugas had ceded their lands along the Twelve and Sixteen Mile Creeks and the Credit River, Deputy Provincial Surveyor William Hawkins was instructed to survey the lands along Twelve Mile Creek. The result was his *Plan of the village of Bronte on Twelve Mile Creek, con. 4, Trafalgar Township*. With this new survey, the lands upon which the subject property lies became Lot 10, in the 3rd Range east of Twelve Mile Creek, on the south side of Sovereign Street.

Detail of survey showing the tract of land set aside for the Mississaugas along Twelve Mile Creek, later Bronte Creek. (Wilmot, 1806).
Source: Archives of Ontario, Trafalgar District of Gore, Partial, June 1806

⁸ Emma Stelter. *Friendship, Peace and Respect For All Future Generations*, pg. 7.

⁹ Emma Stelter. *Friendship, Peace and Respect For All Future Generations*, pg. 10

¹⁰ “12 Mile Creek, 16 Mile Creek and Credit River Reserves, Treaty Nos. 22 and 23 (1820).” *Mississaugas of the Credit First Nation*, <https://mncfn.ca/12-mile-creek-16-mile-creek-and-credit-river-reserves-treaty-nos-22-and-23-1820/>. Accessed 21 Mar. 2024.



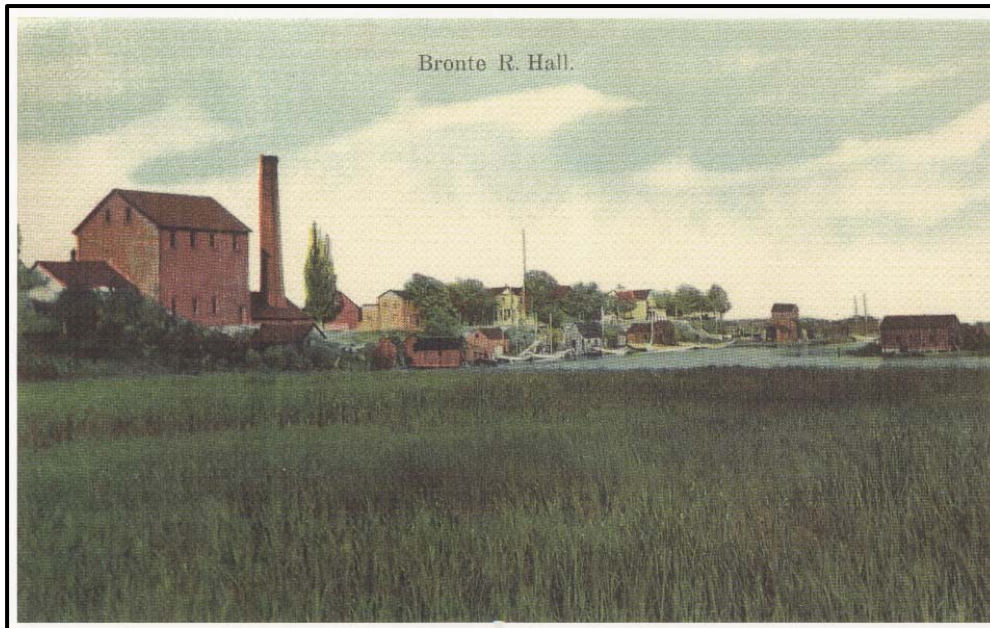
William Hawkins' 1834, *Plan of the village of Bronte on Twelve Mile Creek, con. 4, Trafalgar Township*.¹¹ 2366 Sovereign Street lies within Lot 10 on the southeast side of Sovereign Street, highlighted in yellow, within Hawkins' plan. Source: Library and Archives Canada

In 1849, Smith's Canadian Gazetteer described Bronte as a "small Village in the township of Trafalgar, on the Lake Shore Road, seven miles from Wellington Square, situated on the Twelve-mile Creek. It contains about 100 inhabitants, grist and saw mills, one store, two taverns, one waggon maker, one blacksmith, one cabinet maker."¹² By the 1850s, the village had two operating hotels, the Triller House Hotel and Thompson's Hotel, a blacksmith

¹¹ *Plan of the village of Bronte on Twelve Mile Creek, con. 4, Trafalgar Township.* / Wm. Hawkins, D.P.S. © Government of Canada. Reproduced with the permission of Library and Archives Canada (2023). *Library and Archives Canada/Department of Indian Affairs and Northern Development fonds/e011205647*

¹² Smith, William Henry, *Smith's Canadian Gazetteer: Comprising Statistical and General Information Respecting All Parts of the Upper Province, Or Canada West ... With a Map of the Upper Province*, Toronto, Published for the author by H. Rowsell, p. 21, https://books.google.ca/books?id=GkszAQAAIAAJ&printsec=frontcover&source=gbs_ge_summary_r&cad=0#v=onepage&q=Bronte&f=false (accessed 16 August 2021)

shop and the basket factory.^{13,14} Bronte Post Office was built in 1851. By 1856, the harbour was completed and two years later, “one of the largest grist mills in the province”, Bronte Steam Mill, opened.^{15,16}



Undated postcard showing Twelve Mile Creek and its flats. Source: *Bronte Historical Society*

Early Bronte settlers included the Sovereign family, who, along with other notable families, were “directly involved with the shaping of Bronte as a town”.¹⁷ Sovereign Street was named after the Sovereigns, one of the earliest families to arrive at the mouth of Twelve Mile Creek, also known as Bronte Creek. Philip Sovereign (1777-1833) and his son Charles Sovereign (1798-1885), were farmers and owned large tracts of land in the Bronte area.

Bronte has a rich and distinct history. In many ways, it is very different from old Oakville. Canadian author, Mazo de la Roche captured the difference in her book, *Possession*, describing Oakville as “sedate, respectable, and very different from the rowdy, good-humoured poverty of Bronte.”¹⁸ Compared to the wealth found in neighbouring Oakville, Bronte was a relatively modest working-class community. Many residents were day labourers who learned to wear many hats, doing anything they could to make ends meet. Although some felt shame in their poverty, Bronte developed as a proud, tight-knit, hard working community. These workers lived in smaller, modest vernacular homes, like the subject house.

¹³ The Village of Bronte: Preserving the Past, *Timeline*, [Timeline: The Village of Bronte: Preserving the Past: Multicultural Ontario Collections \(vitacollections.ca\)](https://www.vitacollections.ca/ontario-collections/vitacollections.ca) (accessed 17 August 2021)

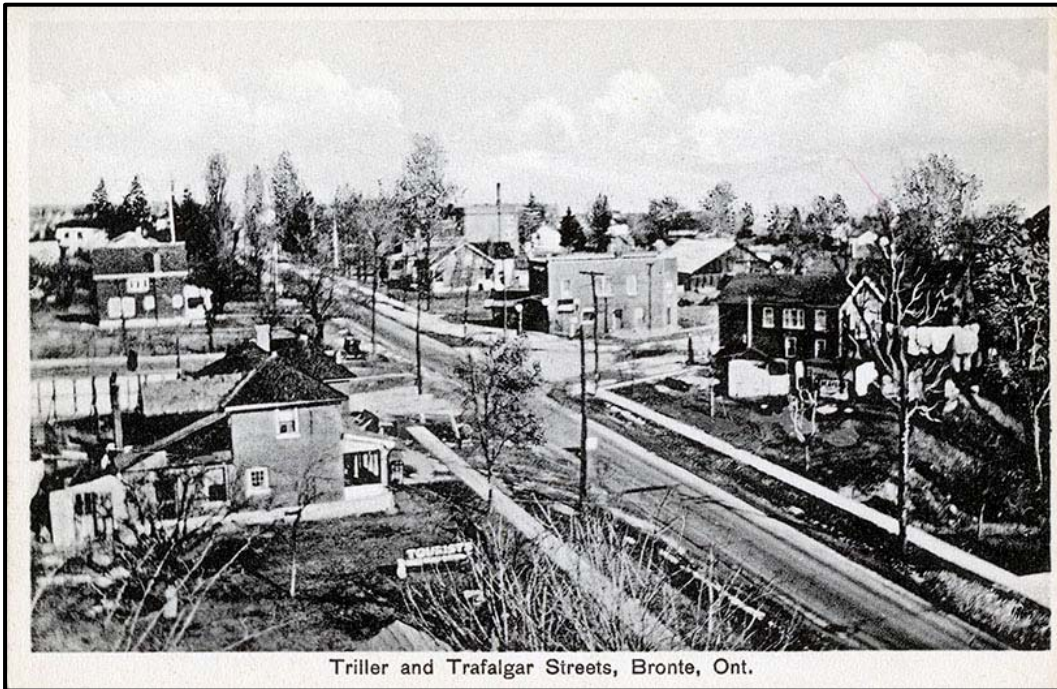
¹⁴ Wark, Ross. “Bronte: Ever Growing, Ever Changing,” *The Oakville Historical Society Newsletter*, Oakville Historical Society, March 2012, p. 4.

¹⁵ The Village of Bronte: Preserving the Past, *Timeline*, [Timeline: The Village of Bronte: Preserving the Past: Multicultural Ontario Collections \(vitacollections.ca\)](https://www.vitacollections.ca/ontario-collections/vitacollections.ca) (accessed 17 August 2021)

¹⁶ Wark, Ross. “Bronte: Ever Growing, Ever Changing,” *The Oakville Historical Society Newsletter*, Oakville Historical Society, March 2012, p. 4.

¹⁷ The Village of Bronte: Preserving the Past, *The Sovereign Family & The Sovereign House*, <https://images.oakville.halinet.on.ca/exhibit.asp?id=262&PID=6> (accessed 13 September 2021).

¹⁸ Oakville Memories: Old & New: *Bronte Boys (1920s-1950s)*, [Bronte Boys \(1920s - 1950s\): Oakville Memories: Old & New: Oakville Images \(halinet.on.ca\)](https://www.halinet.on.ca/Oakville%20Memories%20Old%20New%20Bronte%20Boys%20(1920s-1950s).htm) (accessed 16 January 2022)

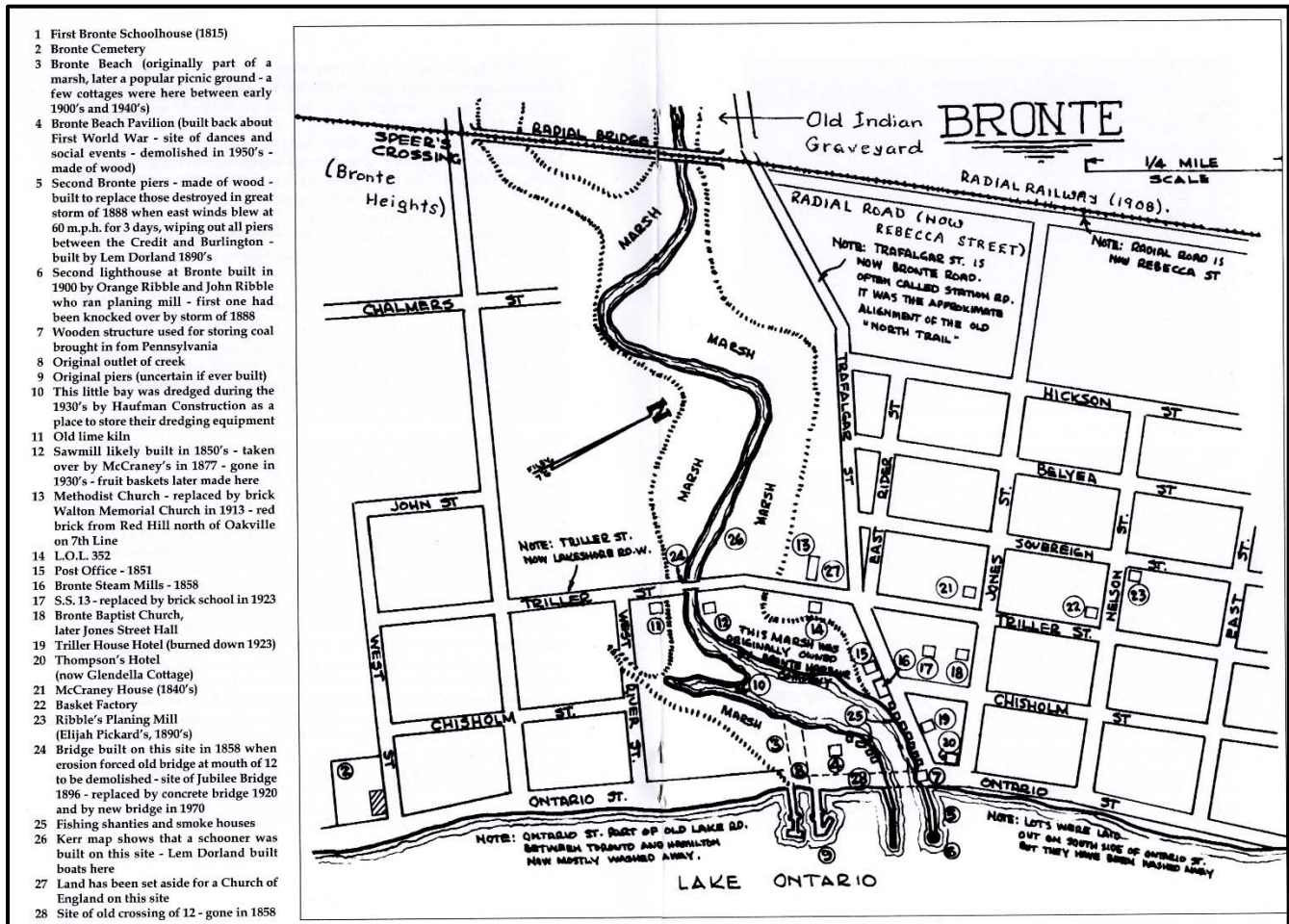


Triller and Trafalgar Streets, Bronte, Ont.

Triller and Trafalgar Streets, later renamed Lakeshore and Bronte Roads respectively, undated. *Source: Town of Oakville Heritage Planning files.*



Hand tinted photograph showing a fishing schooner beside fishing sheds, the 3 storey Bronte Steam Mills on the left, and the Triller House Hotel, identifiable by its cupola, on the right. Circa 1910. *Source: Town of Oakville Heritage Planning files.*



Bronte Village map from *The History of Bronte Village*, 1976. The village east of the creek was dominated by industrial and commercial concerns while the west side of the village, west of the creek, was predominantly the location of residences and cottages.

Source: Philip Brimacombe

Lifelong resident, Bill Cudmore recalled the poverty many in Bronte experience during the early 20th century, explaining that residents' dark humour helped them get through the hardship and rugged times. Cudmore recalled that life on the family farm included chores "like cutting asparagus before school and milking the cows after school."¹⁹ As a teenager, he signed on to Jack Osborne's fishing boat, describing fishing as "a dirty, cold, hard, miserable, mean way to make a living," adding that there was "nothing nice about it."²⁰

"Bronte, as I remember it, was a working class village, where the object of most people was to have a job tomorrow - clean some nets, paint a house, or maybe get a job at the basket factory for a week. It was looked on by Oakville as a low class area," Bill recalled.²¹

Another lifelong Bronte resident, Ken Pollock knows first hand how cruel the lake can be. He remembers his father and uncles, "fishermen and mariners to the bone" would be "up before dawn and out on the lake, winter and summer, just to make ends meet."²²

¹⁹ Oakville Memories: Old & New: *Bronte Boys (1920s-1950s)*

²⁰ Ibid.

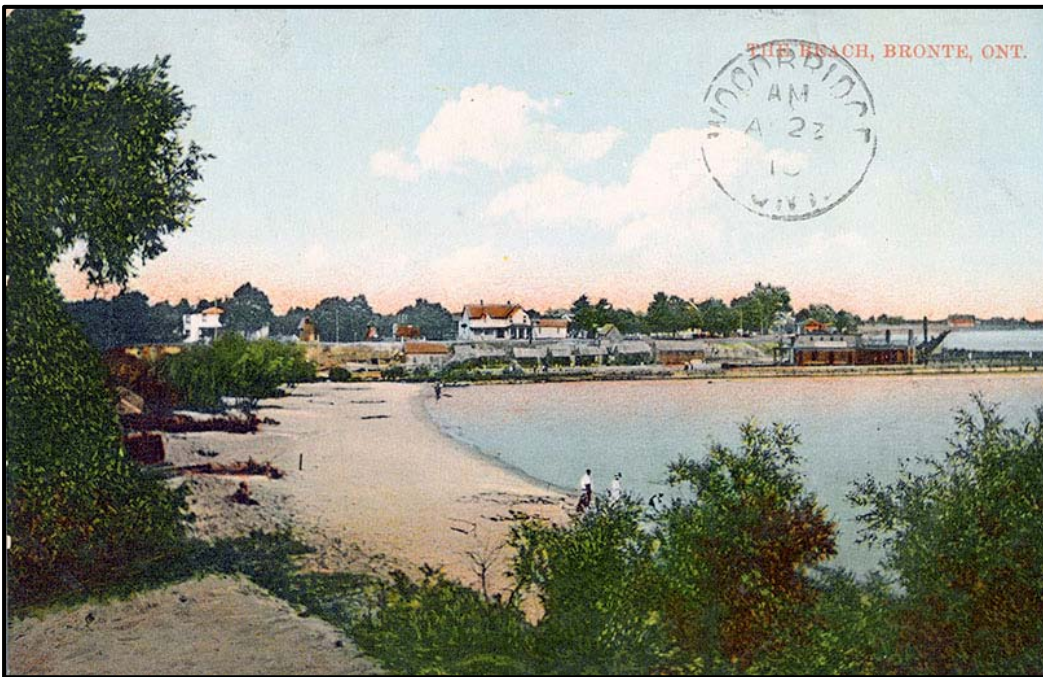
²¹ Ibid.

²² Ibid.



Bronte Harbour, 1910. Source: *Town of Oakville Heritage Planning files.*

By the mid-20th century, many people remembered Bronte as being a wonderful place in which to live and grow up. A former resident described their experience of the village as a “very small town where everyone knew each other.”²³ There were farms and open fields, and the beach was nearby without fences between properties, allowing children large areas in which to roam.²⁴ People lived in small homes and made do.



Undated image of a postcard of “The Beach” at Bronte, Ontario. Source: *Town of Oakville Heritage Planning files.*

²³ Interview, Bronte Historical Society volunteer, 20 October 2021

²⁴ Ibid.

Between the two World Wars, as the local commercial fishing industry was winding down, Bronte enjoyed a period of popularity as a summer resort area. Small cottages were developed around the lakefront and some local homeowners even left the area for the summer months, renting their homes to vacationing Torontonians to earn extra income.²⁵ Soon, summer cottagers, some from as far away as Texas, were enjoying the area's fresh air, cool lake breezes, and Bronte Beach. While the area west of the harbour was developed with these cottages, the residential area on the east side of the harbour, which includes the properties along Sovereign Street, remained home to local working-class families.

In the early days of Bronte, the property at 2366 Sovereign Street was part of a larger parcel of land, which was sold and subdivided many times.

Below is a summary of the owners of the property from the Crown patent to the current owners. Some owners held the property for relatively short periods of time. In many cases, information about the purchasers was limited to only that contained within the real estate transaction documents. As such, not all owners will be discussed in the CHER. Rather, the focus will be on persons of note, with a focus on the most likely candidate to have built, or commissioned the construction of, the property's building or buildings; on anyone who was significant to the community; or on anyone who lived on the subject property for an extended period of time.

Name of Owner(s)	Acreage or Lot	Years of Ownership
Crown	Lot 10	1820-1856
John Belyea	Lot 10	1856-1875
Mary Ann Belyea, widow	Lot 10	1875-1882
Samuel Adams	Lots 10	1882-1899
Jeremiah Adams, James R. Johnston, Eliza Adams, Josephine Johnston	Lot 10	1899-1901
William Davidson	Lot 10	1901-1910
Permenus Osborne	Lot 10	1910-1911
John William Barnett	Part of lot 10	1911-1912
Elisha Grice	Part of Lot 10	1912-1920
Wilbur Bray	Part of Lot 10 (2)	1920-1953
Anson Patterson	Part of Lot 10	1953-1953
James E. & Patricia MacKeil	Part of Lot 10	1953-2011
James E. MacKeil	Lot 165, Plan M7	2011-2011
Current owner	Lot 165	2011-present

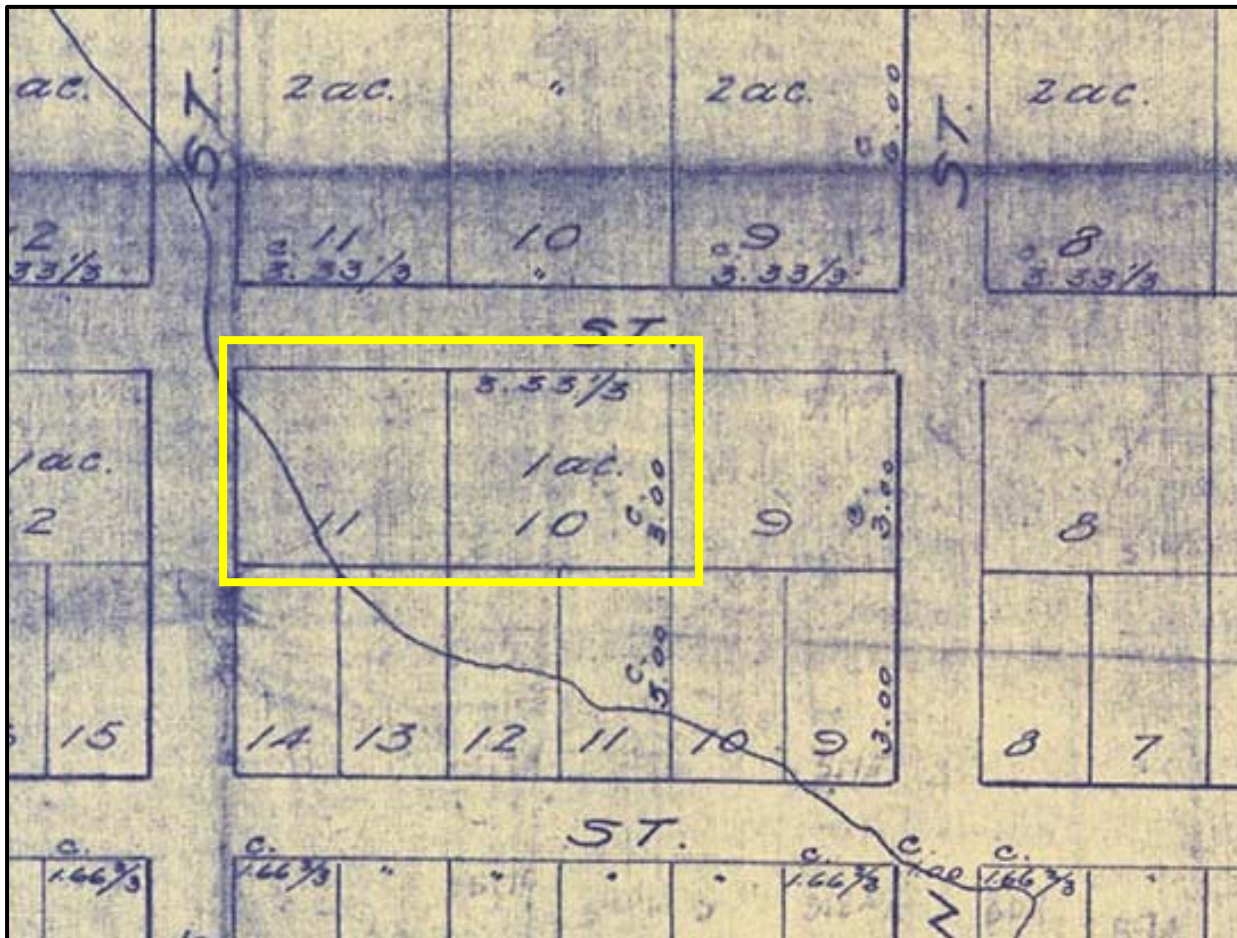
In November 1856, the Crown granted Lot 10 and the adjoining Lot 11 to John Belyea (1814-1875), a ship captain whose family was originally from New Brunswick.^{26,27}

²⁵ Town of Oakville, *Heritage Research Report: 3065 Seneca Drive*, 2011, 4.

²⁶ LRO Patent, dated 17 November 1856, between the Crown and John Belyea.

²⁷ "Canada, Ontario Deaths, 1869-1937 and Overseas Deaths, 1939-1947," *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:JFQT-PXM> : Sun Mar 10 07:41:01 UTC 2024), Entry for John Belyea, 07 Oct 1875.

The Belyea family has deep ties to the area. Like many Bronte families, the Belyeas were commercial fishers.³² Sadly, John Belyea Jr. and his wife, Mary Ann (nee Livingston) Belyea (1819-1909), lost three of their sons to the lakes. After John's death in 1875, his widow Mary Ann became the owner of all of John's property, including the two-acre property composed of Lots 10 and 11 on the south side of Sovereign Street, which includes the land upon which the subject property lies.³³ Mary Ann owned Lot 10, where 2366 Sovereign Street stands today, until 1882, which she sold along with the adjoining lot, Lot 11, to Samuel Adams (c.1818-1895), thus ending the Belyea family's 26 years of ownership.^{34, 35}



Lots 10 and 11 on the southeast corner of Jones Street (on the west) and Sovereign Street (on the north), highlighted in yellow.
Source: Library and Archives Canada/Department of Indian Affairs and Northern Development fonds/e011205647

Samuel Adams was a free Black man who came to Bronte with his family, sometime in the mid-1850s.^{36, 37} Adams, a successful blacksmith who was originally from Maryland, came from a family of successful and prosperous blacksmiths, including his younger brother Remus, who has been described as “a 19th century African American

³² Brimacombe, Philip, *The Story of Bronte Harbour: The Gloucester of Ontario*, The Boston Mills Press, 1976

³³ LRO Instrument #178, being the Last Will & Testament of John Belyea, dated 29 April 1875.

³⁴ "Canada, Ontario Deaths, 1869-1937 and Overseas Deaths, 1939-1947," database with images, *FamilySearch* (<https://familysearch.org/ark:/61903/1:1:JKFQ-631> : 2 March 2021), Mary Livingstone in entry for Elijah Clarendon Belyea, 14 Mar 1935; citing Trafalgar, , Ontario, 017467, Registrar General. Archives of Ontario, Toronto; FHL microfilm 2,413,425.

³⁵ LRO Instrument #3490, being a Bargain and Sale dated 16 January 1882, between Mary Ann Belyea and Samuel Adams.

³⁶ Canadian Caribbean Association of Halton, *Oakville's Black History: Leaders in the Community*, <https://www.ccah.ca/resources.html> (accessed 13 August 2021).

³⁷ *The Canadian County Atlas Digital Project, Full record for Addams, Samuel*, <https://digital.library.mcgill.ca/countyatlas/showrecord.php?PersonID=61696> (accessed 16 August 2021).

entrepreneur and philanthropist”.^{38, 39} Samuel and Remus’s father, John Adams, owned a blacksmith shop in Catonsville, Maryland, and after John’s death, Samuel and his brothers took over the business.⁴⁰

Samuel’s married his first wife, Martha Hill, in Maryland.⁴¹ They came to Canada together and had seven children.⁴² Adams is said to have brought with him a large amount of gold that he had managed to save.⁴³ With these funds he purchased a blacksmith shop on Belyea Street, “just east of Bronte Road, close to the present site of the Church of the Epiphany, just behind the Bronte Village Mall”.^{44, 45} This was just a block-and-a-half away from the subject house at 2366 Sovereign Street.



Adams’ blacksmith work included shoeing horses and outfitting schooners with hardware.⁴⁶ Adams is also credited with making specialized equipment with which to lift stones from the lake bottom.⁴⁷ Known as a stonehooking rake, it was a long-handled tool with hooks at the end, which was used to pry up slabs of stone from the lakebed. There is some indication, but no definitive proof, that Adams not only made these stonehooking rakes, but that he invented it. The stones removed from the lake were subsequently shipped to many destinations, where they were used in building construction. Samuel Adams prospered and at one time was said to be “the biggest land owner in Bronte.”⁴⁸ Adams was a philanthropist who offered financial help to enslaved people who were escaping from the United States.⁴⁹

Samuel Adams, and his son Jeremiah Bewley Adams’ father-in-law, Rev. William James Butler (1833-1889), are credited with forming Bronte’s British Methodist Episcopal Church which opened in 1875. Its formation led to the 1892 opening of the Turner African Methodist Episcopalian Church. The church still stands at 37 Lakeshore Road West.⁵⁰

Samuel Adams’ son, Jeremiah Bewley Adams and Jeremiah’s wife, Eliza Grace (nee Butler) Adams, undated.
Source: *Dalyce Newby*, great granddaughter of Jeremiah & Eliza (nee Butler) Adams

³⁸ Interview with Dalyce Newby, great-great-granddaughter of Samuel Adams. 29 December 2021

³⁹ Patch, *Banneker Museum Celebrates Adams, Black History Month*, <https://patch.com/maryland/ellcottcity/banneker-museum-celebrates-adams-black-history-month> (accessed 13 May 2024)

⁴⁰ Patch, *Banneker Museum Celebrates Adams, Black History Month*

⁴¹ Town of Oakville, Oakville Museum, *Samuel Adams and Martha Hill Marriage Record*, photo

⁴² Library and Archives Canada, *Census of 1861*, [Search Results: Census of 1861 - Library and Archives Canada \(bac-lac.gc.ca\)](https://www.bac-lac.gc.ca/en/Research/1861-Census/Search-Results) (accessed 20 January 2022)

⁴³ Lawrence Hill, Ontario Black History Society, *The Alvin Duncan Interviews, 1991, A Transcription of Seven Hours of Recording with Alvin Duncan in his Home*, page 181.

⁴⁴ Turcotte, Dorothy. *Places and People on Bronte Creek*, 1993. 98.

⁴⁵ Bronte Historical Society, “A Look Back” *Sam Adams*, Bronte Historical Society newsletter, Spring 1998.

⁴⁶ Turcotte, *Places and People on Bronte Creek*, 98.

⁴⁷ Ibid.

⁴⁸ *Oakville’s Black History*, Deborah Hudson, Curator of Collections, Oakville Museum at Erchless Estate, 2000.

⁴⁹ Lawrence Hill, Ontario Black History Society, *The Alvin Duncan Interviews, 1991*, pages 178-180.

⁵⁰ *The Village of Bronte: Preserving the Past, Samuel Adams*, <https://images.oakville.halinet.on.ca/262/exhibit/5> (accessed 8 December 2021)

Sometime between 1861 and 1863, Samuel's wife Martha must have died and he married Eliza Davis, also from the United States.^{51,52} Samuel and Eliza purchased the subject property in 1882, and a few months later they granted a mortgage to an Eliza Davison, which was later assigned to William Davidson.^{53,54} Samuel died in 1895 and in 1899, William Davidson extended the mortgage to Samuel's son, Jeremiah B. Adams (1851-1948) and his son-in-law, James R. Johnston (1855-1927), along with Samuel's wife Eliza Adams, and his daughter Martha "Josephine" Johnston (1885-1961).⁵⁵ Unfortunately, the family seems to have defaulted on the mortgage in spite of the extension, and William Davidson sued for, and won ownership of the land in October 1901.⁵⁶ This marked the end of the Adams family's 19-year-long ownership of the lands upon which the subject property stands.

It seems that William Davidson didn't live on the subject property. Instead, he appears to have rented it to John Hinton, a mariner, along with land on the neighbouring lot, Lot 11, which lies west of the subject property.⁵⁷ Davidson owned the land for a little less than a decade, selling it, and the neighbouring Lot 11, to Permenus Osborne (1843-1920), in June 1910.⁵⁸

Osborne only owned the land for a year, when, in late June 1911 he began selling off parts of Lot 10. Two of the three parcels Osborne sold were to his sons-in-law, Thomas W. Page and John W. Barnett.^{59,60,61,62} A little over a year later, in November 1912, John Barnett (b. ca. 1884), a builder, sold the land to another of Permenus Osborne's sons-in-law, Elisha Grice (b. ca. 1881).^{63,64,65} Tax assessment records show that in 1912, there were buildings on Osborne's and Page's properties, but the land that Barnett owned remained undeveloped.⁶⁶

⁵¹ Archives of Ontario; Toronto, Ontario, Canada; *Registrations of Marriages, 1869-1928* via Ancestry.com, Ontario, Canada, Marriages, 1826-1938

⁵² Library and Archives Canada, *Census of 1881*, [Search: Census of Canada, 1881 - Library and Archives Canada \(bac-lac.gc.ca\)](https://www.bac-lac.gc.ca) (accessed 21 January 2022)

⁵³ LRO Instrument #3675, being a Mortgage dated 29 September 1882, between Samuel Adams and wife, and Eliza Davison, wife of George Davison.

⁵⁴ LRO Instrument #5983T, being an Assignment of Mortgage dated 31 May 1892, between Eliza Davison, widow, and William Davidson.

⁵⁵ LRO Instrument #7408V, being an Agreement extending Mortgage, dated 9 December 1899, between Jeremiah B. Adams and James R. Johnston, Executors of the last will and testament of Samuel Adams, deceased. Eliza Adams, Josephine Johnston and the said Jeremiah B. Adams, in his individual capacity; and William Davidson.

⁵⁶ LRO Instrument #7779W, being a Certificate of Vesting Order dated 19 October 1901, between William Davidson, as the Plaintiff, and Jeremiah B. Adams and James R. Johnston, Executors under the Will & Testament of Samuel Adams, deceased. Eliza Adams, Josephine Johnston and Jeremiah B. Adams by original Writ and W. H. Young & W. A. Orr, as the Defendants.

⁵⁷ 1910 Trafalgar Township Assessment Roll (from Oakville Public Library microfilm collection). John Hinton is paying the tax on 2 acres of land upon Lots 10 and 11 south of Sovereign Street.

⁵⁸ LRO Instrument #10026, being a Bargain and Sale dated 7 June 1910, between William Davidson and wife; and Permenus Osborne.

⁵⁹ "Canada, Ontario Marriages, 1869-1927," *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:KZBG-8J7> : Fri Mar 08 23:28:26 UTC 2024), Entry for Thos W Page and Wm Page, 01 Jul 1903.

⁶⁰ LRO Instrument # 10453, being a Bargain and Sale dated 28 June 1911, between Permenus Osborne and wife; and Thomas William Page.

⁶¹ "Canada, Ontario Marriages, 1869-1927," *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:KZBG-8J7> : Fri Mar 08 23:28:26 UTC 2024), Entry for Thos W Page and Wm Page, 01 Jul 1903.

⁶² LRO Instrument #10757, being a Bargain and Sale dated 28 June 1911, between Permenus Osborne and wife; and John William Barnett.

⁶³ "Canada, Ontario Marriages, 1869-1927," *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:KSZ5-RVQ> : Sat Mar 09 18:21:31 UTC 2024), Entry for John William Barnett and George Barnett, 02 Jul 1910.

⁶⁴ "Canada, Ontario Marriages, 1869-1927," *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:KSZF-HWH> : Mon Mar 11 01:24:44 UTC 2024), Entry for Elijah Grice and Richard Grice, 05 Jun 1908.

⁶⁵ LRO Instrument #10845, being a Bargain and Sale dated 30 November 1912, between John William Barnett and wife; and Elisha Grice.

⁶⁶ 1912 Trafalgar Township Assessment Roll (from Oakville Public Library microfilm collection).

Tax assessment records for 1913 and 1915 don't exist, and the 1914 records for the Bronte area appear to be missing. As such, the earliest possible date of construction for the subject building is based on the 1916 tax assessment records, which indicates that Elisha Grice was the property owner, and that there were two people living on the property in a building which was valued at \$900.⁶⁷ Therefore it is most likely that Elisha Grice and his wife Christina (nee Osborne) Grice (b. 1887), built, or commissioned the construction of the subject house sometime between 1913 and 1916.

Elisha Grice was born in Lincolnshire, England to Richard (1831-1907) and Sarah (nee Whitworth) Grice (1843-1930).⁶⁸ The Grice family immigrated to Ontario in May 1883 when Elisha was just a toddler, settling in Bronte, where Richard Grice took up farming.⁶⁹ In June 1908, Elisha married Christina Osborne (b. ca. 1887), the daughter of Permenus and Charlotte (nee Skelton) Grice (1845-1924).^{70, 71} The Osbornes and Skelton families are remembered as being "[a]mong the fishing families of Bronte."⁷² During the time the Grices owned the property, Elisha Grice was employed as a farmer, but by 1931 his occupation had changed to that of a carpenter.^{73, 74} The Grice family is commemorated at Palermo United Church. Elisha's older brother, William and his wife Louise, commissioned a stained glass window in memory of the Grice family.⁷⁵ Elisha and Christina Grice owned the subject property from 1912 until 1920, selling to Wilbur Bray.⁷⁶

Wilbur Bray (1890-1924) was the son of Daniel Bray (1852-1917) and Annie Amelia (nee Broderick) Bray (1865-1896).^{77, 78} Wilbur was a farmer, who, in 1915, at the age of 24, enlisted to serve in World War I.⁷⁹ Bray was

⁶⁷ 1916 Trafalgar Township Assessment Roll (from Oakville Public Library microfilm collection).

⁶⁸ "Canada, Ontario Marriages, 1869-1927," *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:KSZF-HWH> : Mon Mar 11 01:24:44 UTC 2024), Entry for Elijah Grice and Richard Grice, 05 Jun 1908.

⁶⁹ Archaeological Services Inc., "Stage 1 Archaeological Assessment of 2365-2377 Lakeshore Road West, Lots 177 and 178, and Part of 179, Plan M7(BA-147), Part of Lot 29, Broken Front Concession, Geographic Township of Trafalgar, County of Halton, now in the Town of Oakville, Regional Municipality of Halton," 21 March 2022, 17-18, <https://www.oakville.ca/getmedia/31cebeeb-af56-418a-a3f9-79a8ea61502d/da-1729-61-archaeological.pdf> (accessed 15 May 2024)

⁷⁰ "Canada, Ontario Marriages, 1869-1927," *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:KSZF-HWH> : Mon Mar 11 01:24:44 UTC 2024), Entry for Elijah Grice and Richard Grice, 05 Jun 1908.

⁷¹ "Canada, Ontario Births and Baptisms, 1779-1899," *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:XL2X-BFX> : 13 January 2024), Christina Osborne, 1887.

⁷² Angela Blackburn, "Bronte Remembered as fishing village," *The Burlington Post*, July 18, 2007, [Bronte remembered as fishing village \(insidehalton.com\)](https://www.burlingtonpost.com/bronte-remembered-as-fishing-village-insidehalton-com) (accessed 15 May 2024)

⁷³ "Recensement du Canada de 1911," *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:QV9T-ZRG7> : Fri Mar 08 06:32:09 UTC 2024), Entry for Elisha Grice and Christina Grice, 1911.

⁷⁴ "Canada Census, 1931," *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:6R33-3NT7> : Sat Dec 30 19:31:54 UTC 2023), Entry for Elisha Grice and Christena Grice, June 1, 1931.

⁷⁵ "Palermo United Church, Grice Family Memorial Window," Halton Images, [Palermo United Church, Grice Family Memorial Window: Halton Images \(halinet.on.ca\)](https://www.halinet.on.ca/palermo-united-church-grice-family-memorial-window-halton-images) (accessed 17 May 2024).

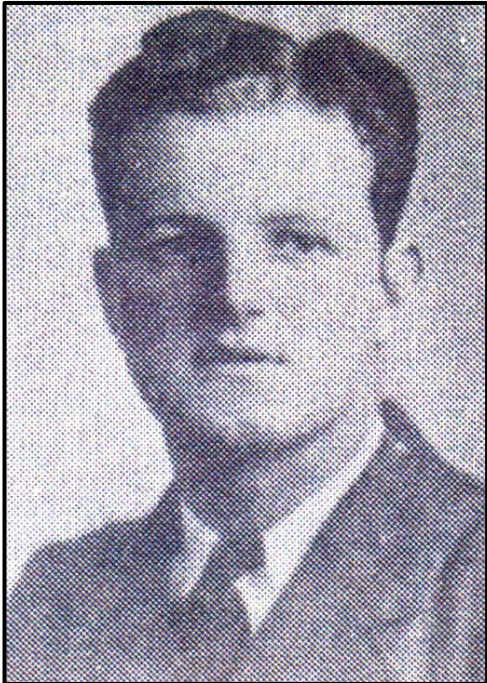
⁷⁶ LRO Instrument #13452, being a Bargain and Sale dated 28 June 1920, between Elisha Grice and wife; and Wilbur Bray.

⁷⁷ "Canada, Ontario Births and Baptisms, 1779-1899", database, *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:FMW3-2MQ> : 13 January 2024), Wilbur Bray, 1890.

⁷⁸ DEATHS. (1924/06/20/, 1924 Jun 20). *The Globe (1844-1936)* Retrieved from <https://www.proquest.com/historical-newspapers/deaths/docview/1351241442/se-2>

⁷⁹ "Attestation Paper," 4 February 1915; Service File, Wilbur Bray (Regiment no. 110052, Canadian Overseas Expeditionary Force, World War I); imaged in "Personnel Records of the First World War," *Library and Archives Canada* (<https://recherche-collection-search.bac-lac.gc.ca/eng/Home/Record?app=pffww&ldNumber=61764&q=Wilbur%20Bray&ecopy=262338a>) : accessed 21 May 2024), image 3 of 69; citing LAC Record Group 150, Accession 1992-93/166, Box 1026 - 36.

assigned to the 5th Canadian Mounted Rifles.⁸⁰ On 2 June 1916, at Maple Copse near Ypres, France, Bray received a shrapnel wound to his left leg, just below his knee. The injury caused a compound comminuted fracture to his



Tibia and Fibula, and septic poisoning set in, requiring part of his leg, above the knee, to be amputated two months later.⁸¹ After the surgery, Bray complained of aches similar to that of a toothache most of the time, and he was fitted with an artificial leg.⁸² Bray was subsequently discharged in August 1917 and sent home to Canada, having been deemed to be physically unfit for war service.^{83, 84}

In 1918, Wilbur married Sybil May Prosser (1895-1983).⁸⁵ Two years later, the Brays purchased the subject property. Wilbur and Sybil had three children: Charles Lorne Bray (1919-1942); Norma E. Bray (1921-1982); and Marion E. Bray (1922-2012). Tragically, their son, Lorne, a Flight Sergeant, died after having “brought back a burning bomber...after the rest of the crew had been ordered to bail out.” Before enlisting, Lorne had attended Bronte Public School and Oakville Collegiate.⁸⁶

In 1924, Wilbur Bray died in Bronte, aged 34, of acute rheumatic fever, which his military records indicate “was due to Service” during World War I.⁸⁷

Flight Sergeant Charles Lorne Bray, the only son of Wilbur and Sybil Bray, ca. 1939-1942. Source: Oakville Museum

19 years later, in July 1943, Sybil remarried, marrying Reverend John M. Cameron (1898-1967).⁸⁸ In June 1953, Sybil Cameron and her two daughters Norma Eileen Dejean and Evelyn Marion Hill sold the subject property to Anson Patterson, ending the Bray family’s 33 year tenure.⁸⁹

⁸⁰ “Casualty Form – Active Service,” Wilbur Bray, *Library and Archives Canada*, image 27 of 69; citing LAC Record Group 150, Accession 1992-93/166, Box 1026 - 36.

⁸¹ “Medical Report,” Wilbur Bray, *Library and Archives Canada*, image 56 of 69; citing LAC Record Group 150, Accession 1992-93/166, Box 1026 - 36.

⁸² “Department of Militia and Defence,” Wilbur Bray, *Library and Archives Canada*, image 15 of 69; citing LAC Record Group 150, Accession 1992-93/166, Box 1026 – 36.

⁸³ “Proceedings on Discharge,” Wilbur Bray, *Library and Archives Canada*, image 53 of 69; citing LAC Record Group 150, Accession 1992-93/166, Box 1026 – 36.

⁸⁴ “Medical History of an Invalid,” Wilbur Bray, *Library and Archives Canada*, image 49 of 69; citing LAC Record Group 150, Accession 1992-93/166, Box 1026 – 36.

⁸⁵ “Canada, Ontario Marriages, 1869-1927,” *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:278T-JDS> : Fri Mar 08 18:34:33 UTC 2024), Entry for Wilbur Bray and Daniel Bray, 10 Apr 1918.

⁸⁶ MEDAL WINNER LISTED MISSING: FLT.-SGT. CHARLES BRAY CASUALTY, MOTHER TOLD. (1942/04/28/, 1942 Apr 28). *The Globe and Mail* (1936-) Retrieved from <https://www.proquest.com/historical-newspapers/medal-winner-listed-missing/docview/1356059408/se-2>

⁸⁷ Library and Archives Canada; Ottawa, Ontario, Canada; War Graves Registers: Circumstances of Death; Record Group Number: RG 150, 1992-93/314; Volume Number: 249, [Canada, War Graves Registers \(Circumstances of Casualty\), 1914-1948 - Ancestry.ca](https://www.familysearch.org/ark:/61903/1:1:Q29R-2Y16) (accessed 21 May 2024).

⁸⁸ “Find a Grave Index,” database, *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:Q29R-2Y16> : 14 April 2023), Sybil May Prosser Cameron, ; Burial, Milton, Halton Regional Municipality, Ontario, Canada, Evergreen Cemetery; citing record ID 150395972, *Find a Grave*, <http://www.findagrave.com>.

⁸⁹ LRO Instrument #3031, being a Grant dated 13 June 1953, between Sybil May Cameron (formerly Sybil May Bray), Norma Eileen Dejean, and Evelyn Marion Hill; and Anson Patterson.



Bray-Cameron marriage announcement, 8 July 1943, The Oakville Record-Star. Source: Oakville Public Library

19 years later, in July 1943, Sybil remarried, marrying Reverend John M. Cameron (1898-1967).⁹⁰ In June 1953, Sybil Cameron and her two daughters Norma Eileen Dejean and Evelyn Marion Hill sold the subject property to Anson Patterson, ending the Bray family's 33-year tenure.⁹¹

A mere two-and-a-half weeks after purchasing the property, Patterson sold it to James (Jim) E. McKeil (1929-2015) and his wife Patricia McKeil (sometimes spelled 'MacKeil').⁹² Patricia grew up in Oakville, the daughter of Captain William Toner (1898-1964) and Anastasia (Harker) Toner.^{93, 94} Jim and Patricia would have likely purchased the house after they were married and raised their six children in the house: Colleen, Jim Jr., Brian, Lynn, Sharon and Lori.⁹⁵ The large one-storey rear addition with attached garage was constructed in 1970 during their ownership, likely to accommodate their growing family.⁹⁶ The addition may have been built by Jim, who was at one time listed as a carpenter.⁹⁷ The McKeil family owned the property for 58 years, selling in 2011.⁹⁸

⁹⁰ "Find a Grave Index," database, FamilySearch (<https://www.familysearch.org/ark:/61903/1:1:Q29R-2Y16> : 14 April 2023), Sybil May Prosser Cameron, ; Burial, Milton, Halton Regional Municipality, Ontario, Canada, Evergreen Cemetery; citing record ID 150395972, *Find a Grave*, <http://www.findagrave.com>.

⁹¹ LRO Instrument #3031, being a Grant dated 13 June 1953, between Sybil May Cameron (formerly Sybil May Bray), Norma Eileen Dejean, and Evelyn Marion Hill; and Anson Patterson.

⁹² LRO Instrument #3061, being a Grant dated 2 July 1953, between Anson Patterson and James E. and Patricia MacKeil.

⁹³ Obituary for Josephine Stella (nee Toner) Tomson. <https://www.legacy.com/ca/obituaries/insidehalton/name/josephine-tomson-obituary?id=40894009> (accessed 23 May 2024)

⁹⁴ Cemetery records from Trafalgar Lawn Cemetery. [Findagrave.com](http://www.findagrave.com) (accessed 23 May 2024).

⁹⁵ Obituary for Jim McKeil, necrocanada.com (accessed 23 May 2024).

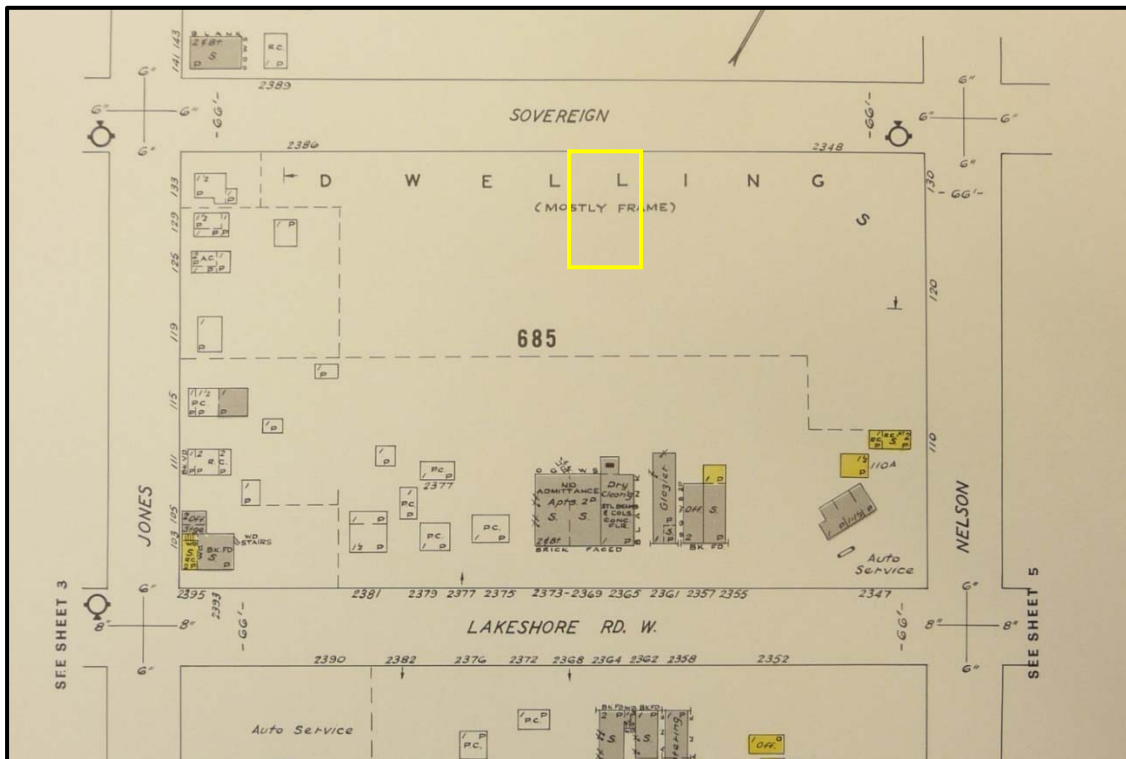
⁹⁶ Town of Oakville Building Services files.

⁹⁷ Canada Voters Lists, 1935-1980, Ancestry.ca (accessed 23 May 2024).

⁹⁸ LRO Instrument #HR905006, being a Transfer dated 28 January 2011, between James E. MacKeil and the current property owner.



2366 Sovereign Street, Bronte in 1962, prior to the construction of the rear wing. Source: McMaster University aerial photo collection⁹⁹



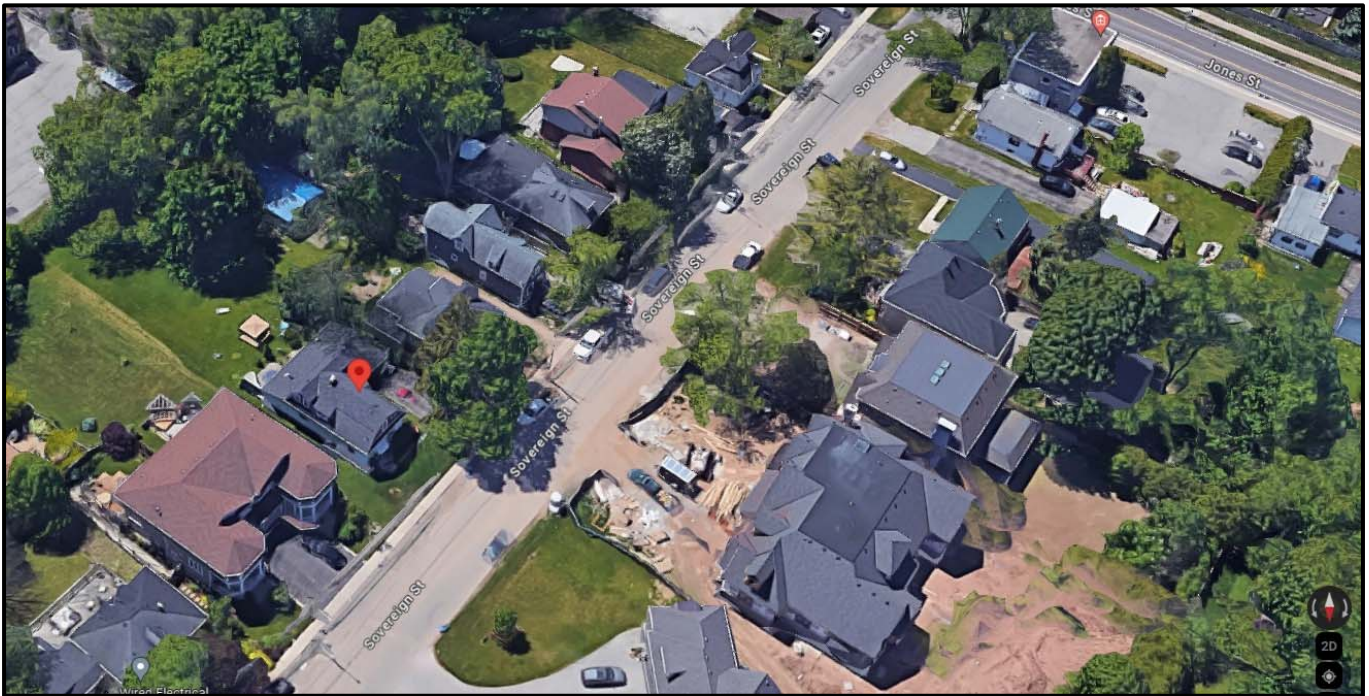
1967 fire insurance map shows the general area where the subject property lies, as identified by the label "Dwellings (mostly frame)". Source: Underwriters' Survey Bureau, Insurance Plan of the Town of Oakville, March 1967.

⁹⁹ "[Queen Elizabeth Way and Highway 2 corridor, 1962] : [Flightline J2394-Photo 82]", McMaster University Digital Archive, <https://digitalarchive.mcmaster.ca/islandora/object/macrepo%3A79980>, (accessed 17 May 2024)

Contextual Value

The subject property 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. In recent decades, many of these homes have been replaced with much larger contemporary homes with deep front yards that have changed the historic rhythm and character of the street. However, 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.

As part of the larger downtown Bronte area, this street will continue to evolve with new homes and more density. The conservation of the front of the house at 2366 Sovereign Street will ensure that this important streetscape of humble, simple buildings will be retained along the southeast side of Sovereign Street, despite continuing change and intensification within and around the subject property.



Aerial view of 2366 Sovereign Street. 2021. Source: Town of Oakville, GIS



Looking south towards 2366 Sovereign Street. March 2022. Source: Google Street View



Looking southeast towards 2366 Sovereign Street. March 2022. *Source: Google Street View*



Looking north from 2366 Sovereign Street to the newer larger houses across the street. March 2022. *Source: Google Street View*

4. Evaluation under Ontario Regulation 9/06

Evaluation of the cultural heritage value of the subject property is guided by the criteria outlined in the *Ontario Heritage Act's, Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest*. This Regulation outlines several criteria for determining whether a property is of cultural heritage value or interest. For a property to be designated under section 29 of the *Ontario Heritage Act*, it must meet two or more of these criteria, which are outlined below.

Ontario Regulation 9/06 Criteria	Evaluation	Criteria met (Y/N)
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;	The subject house is a representative example of a c. 1910s vernacular Dutch Colonial Revival style house.	Y
ii. displays a high degree of craftsmanship or artistic merit;	The property does not display a high degree of craftsmanship or artistic merit.	N
iii. demonstrates a high degree of technical or scientific achievement.	The property does not demonstrate a high degree of technical or scientific achievement.	N
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;	The property has direct associations with the theme of late 19 th and early 20 th century residential development for working class residents in the Bronte village downtown area, including long-term owners, the Grice, Bray and McKeil families.	Y
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture;	The property does not yield any significant information that contributes to an understanding of a community or culture.	N
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	The property does not demonstrate or reflect the work or ideas of any significant person.	N
3. The property has contextual value because it:		
i. is important in defining, maintaining, or supporting the character of an area;	The historic character of the area has been altered in recent decades.	N
ii. is physically, functionally, visually, or historically linked to its surroundings;	The house is physically, functionally, visually and historically linked to its surroundings, an early 20 th century working class neighbourhood characterized by modest vernacular homes.	Y
iii. is a landmark.	The property is not a landmark.	N

5. Statement of Cultural Heritage Value or Interest

The subject property has been researched and evaluated to determine its cultural heritage value or interest according to the criteria outlined in Ontario Regulation 9/06. By using these criteria, staff have determined that the property's cultural heritage value or interest merits designation under the *Ontario Heritage Act*.

Description of Property

The Elisha and Christina Grice House property is located at 2366 Sovereign Street on the south side of Sovereign Street, east of Jones Street and west of Nelson Street. The property contains a one-and-a-half storey vernacular Dutch Colonial Revival style house, constructed sometime between 1913 and 1916.

Design Value or 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 Value or 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 Elisha and Christina Grice House 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.

6. Conclusion

This property meets three of the criteria of Ontario Regulation 9/06, including design/physical value, historical/associative value, and contextual value. It is therefore recommended that the property be designated under Part IV, section 29 of the *Ontario Heritage Act*.

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