

APPENDIX B

**Cultural Heritage Evaluation Report
James and Katherine Taylor House
2374 Sovereign Street, Oakville, Ontario**



2374 Sovereign Street, 2024. Source: *Town of Oakville, Planning Services staff photo*

Town of Oakville
Heritage Planning
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June 2024

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.

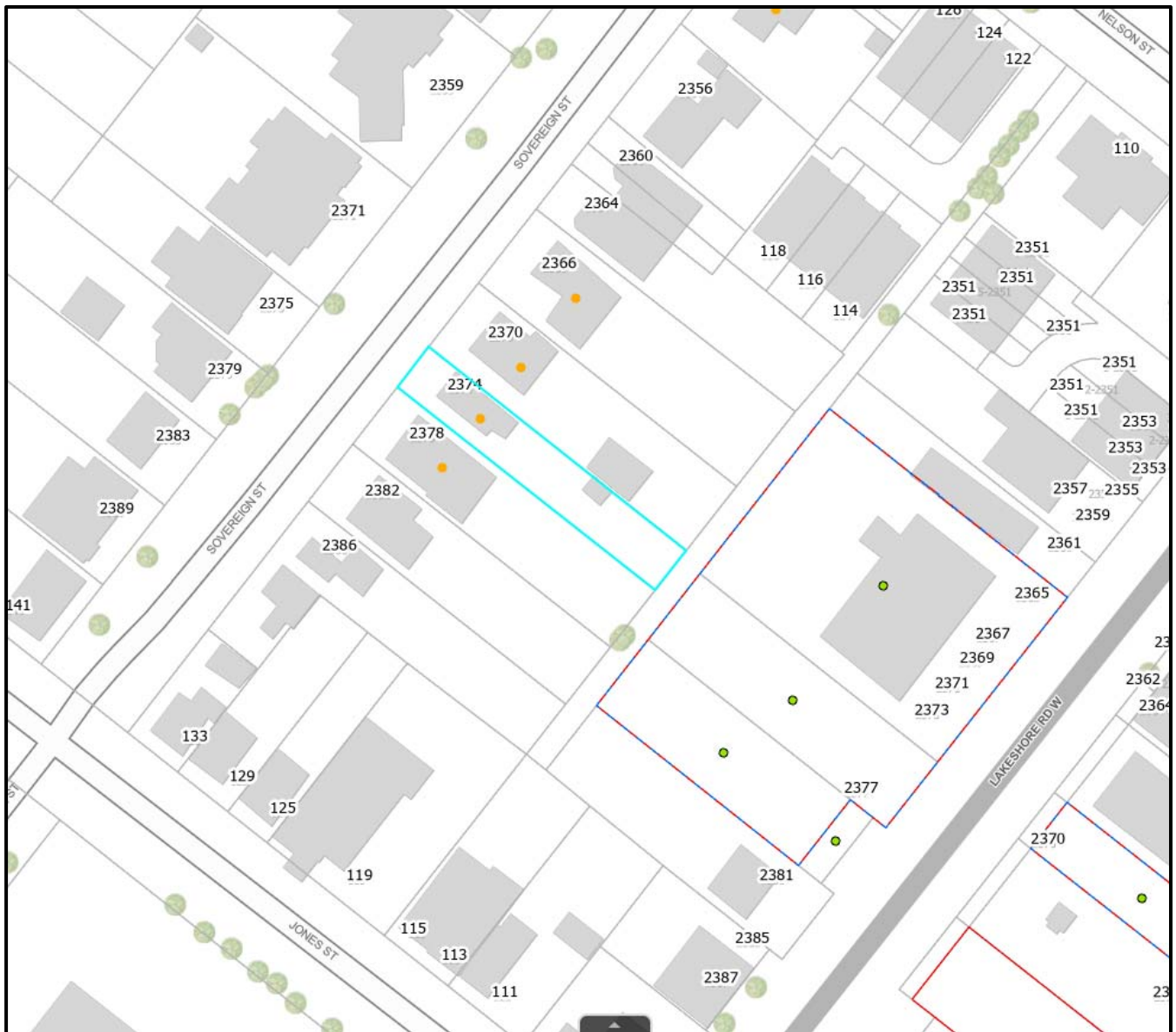
The James and Katherine Taylor House property is located at 2374 Sovereign Street on the south side of Sovereign Street, east of Jones Street and west of Nelson Street. The property is located within the territory covered by Treaty 22, which was signed in 1820 between the Mississaugas and the British 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 potential cultural heritage value as a contributor to 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.

2. Subject Property

The James and Katherine Taylor House property at 2374 Sovereign Street is located on the south side of Sovereign Street, east of Jones Street 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. Historically, the subject property made up part of the land identified in William Hawkins' 1834 *Plan of the village of Bronte on Twelve Mile Creek* as Lot 10 in the 3rd Range, on the south side of Sovereign Street. The property contains a ca.1915 one-and-a-half storey vernacular frame cottage.



Location map: Subject property is outlined blue. March 2024. Source: Town of Oakville GIS

Legal description: PCL 163-1, SEC M7 ; LT 163, PL M7; OAKVILLE

3. Background Research

Design and Physical Value

The James and Katherine Taylor House at 2374 Sovereign Street is a one-and-a-half storey vernacular frame house, which was built circa 1915. The house has design and physical value as a representative example of an early 20th century Oakville vernacular frame workers' cottage.



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

Vernacular Houses

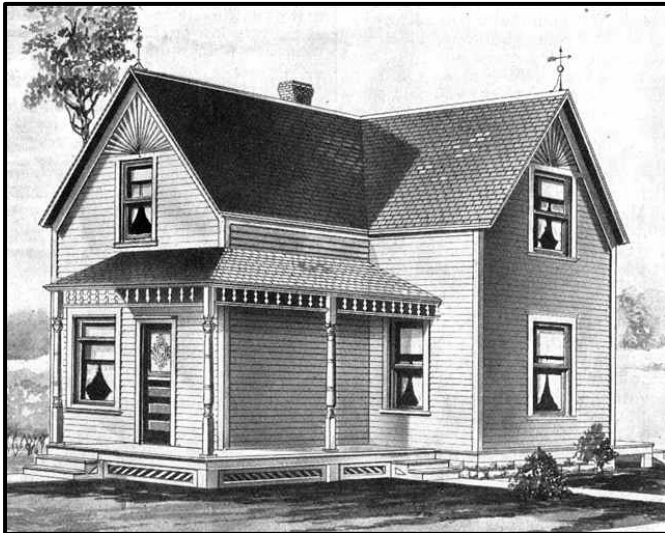
A vernacular home is one that is built with local resources and in local styles, often influenced by popular styles elsewhere in the region or Europe, but made to suit either the different weather conditions, purposes for the structure, or the available resources. Often, they do not fit into one architectural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

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 reduced costs than with 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.¹

The designs below are from the Sears, Roebuck and Company from their 1908-1914 (left) and 1915-1920 (right) catalogues. This simple design could be customized with a front and rear porch 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 homes seen below.



Mail-order kit houses from Sears, Roebuck and Company. *Source: searsarchives.com*

The subject house is a one-and-a-half storey frame house with 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. At the rear is a two-storey addition with a low-sloped gable roof, surrounded by a large rear deck and accompanied by a second storey balcony. The date of the addition is unknown, but it has been there since at least 1999.²

¹ "What is a Sears Modern Home," Sears Archives, <http://www.searsarchives.com/homes/index.htm> (accessed 17 May 2024)

² Town of Oakville Building files.



Rear elevation of the house with addition and large deck, 2024. Source: Town of Oakville, Planning Services staff photo



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

The front elevation retains its general historic design and layout with a single front door to the right, accompanied by a single window to the left and a double set of windows on the second floor. The house contains a mix of contemporary vinyl windows and aluminum doors that are finished with simple wood trim. The house has wood board and batten and wood trim with aluminum soffits. While the board and batten siding was installed in recent decades, it may have replaced earlier board and batten siding, or alternatively horizontal wood siding which also would have been historically accurate. The house sits on a foundation that is a mix of concrete and rubble stone.

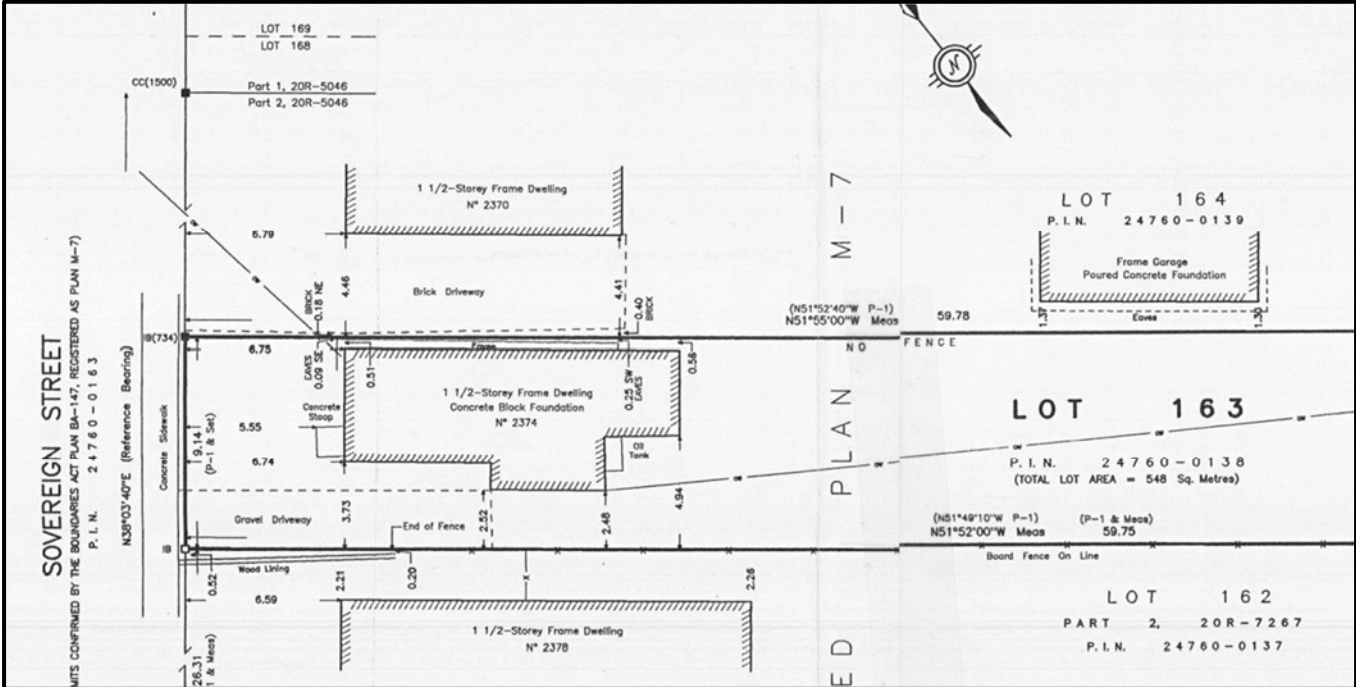


North elevation of the house, 2024. Source: *Town of Oakville, Planning Services staff photo*

The property is long and narrow, with a deep rear yard that contains open space, large mature trees, and a small workshop that has been finished in materials to match the house. The workshop was constructed sometime after 1999 and is not considered to be of cultural heritage value.



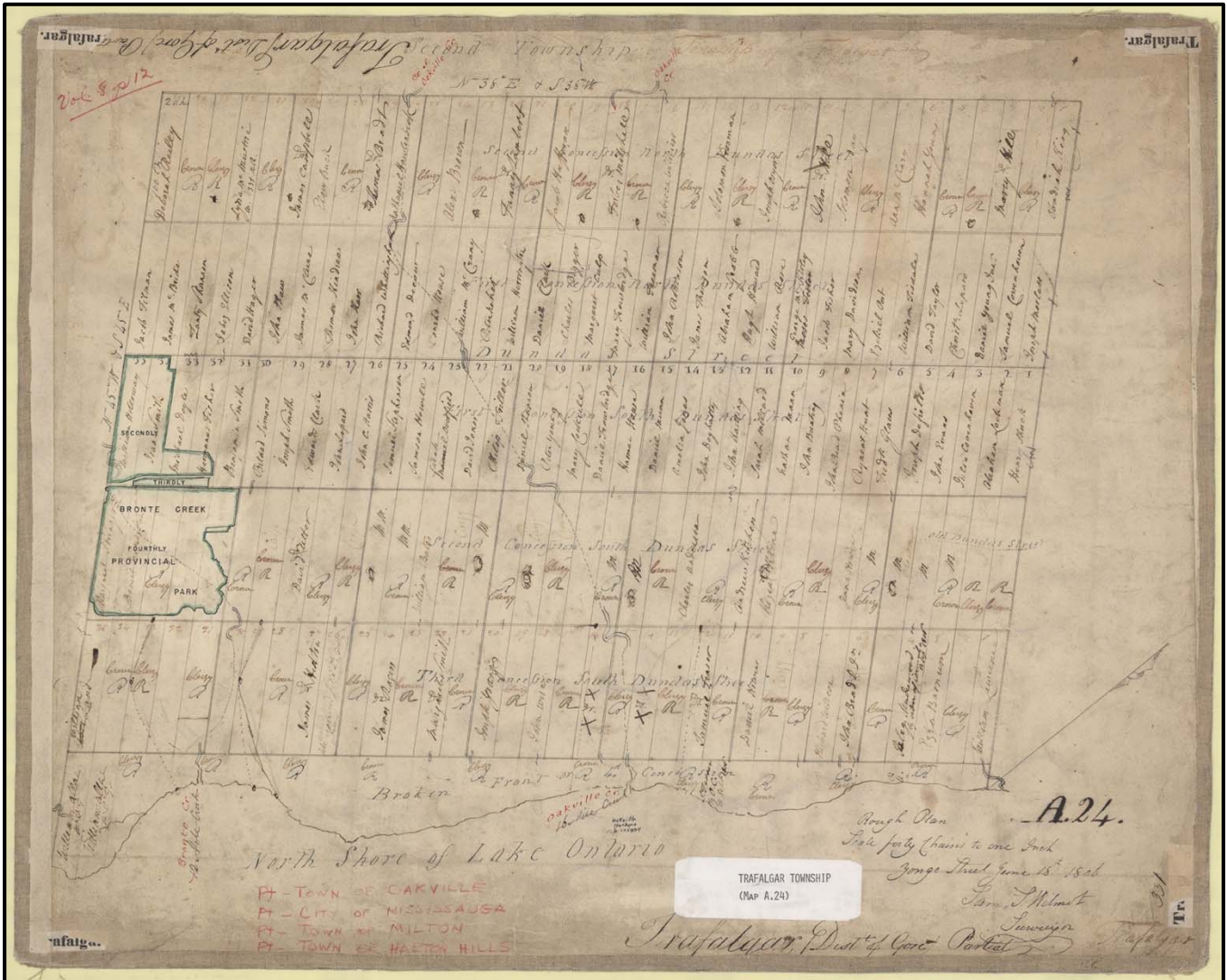
View of the large, deep property with non-historic detached workshop, 2024. Source: Town of Oakville, Planning Services staff photo



1999 survey of the property. Source: Town of Oakville Building files.

Historical and Associative Value

The property at 2374 Sovereign Street is located within 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.³



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.⁴ This put the Mississaugas into “a more

³ “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.

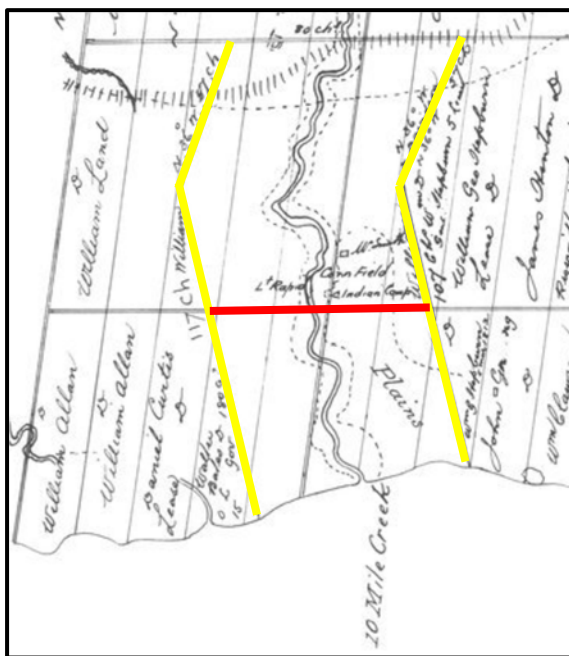
⁴ Emma Stelter. *Friendship, Peace and Respect For All Future Generations*, Debwevin: The Oakville Truth Project, Feb. 2023, pg. 7.

compromised position” from which to negotiate.⁵ The agreement was formalized with the signing of the Head of the Lake Treaty, No. 14, on September 5, 1806.⁶

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.”⁷



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.

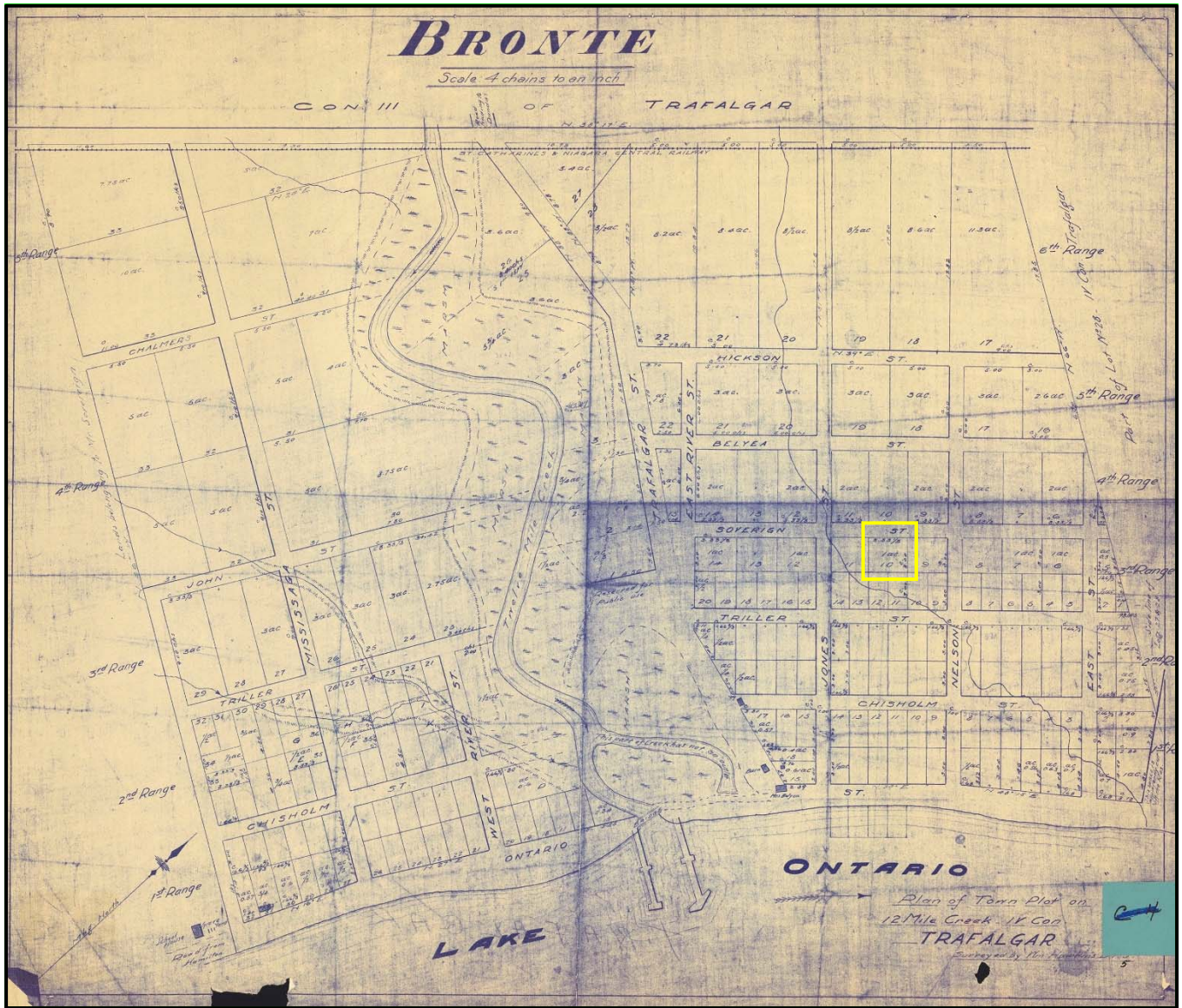
In 1834, 14 years after the Mississaugas had ceded their lands along the Twelve and Sixteen Mile Creeks and the Credit River, Deputy Provincial Surveyor William Hawkins was instructed to survey the lands along Twelve Mile Creek. The result was his *Plan of the village of Bronte on Twelve Mile Creek, 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

⁵ Emma Stelter. *Friendship, Peace and Respect For All Future Generations*, 7.

⁶ *Ibid*, 10.

⁷ “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*.⁸ 2374 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."⁹ By the 1850s, the village had two operating hotels, the Triller House Hotel and Thompson's Hotel, a blacksmith

⁸ *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

⁹ 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.^{10,11} 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.^{12,13}



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”.¹⁴ 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.”¹⁵ 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.

¹⁰ 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/bronte-timeline) (accessed 17 August 2021)

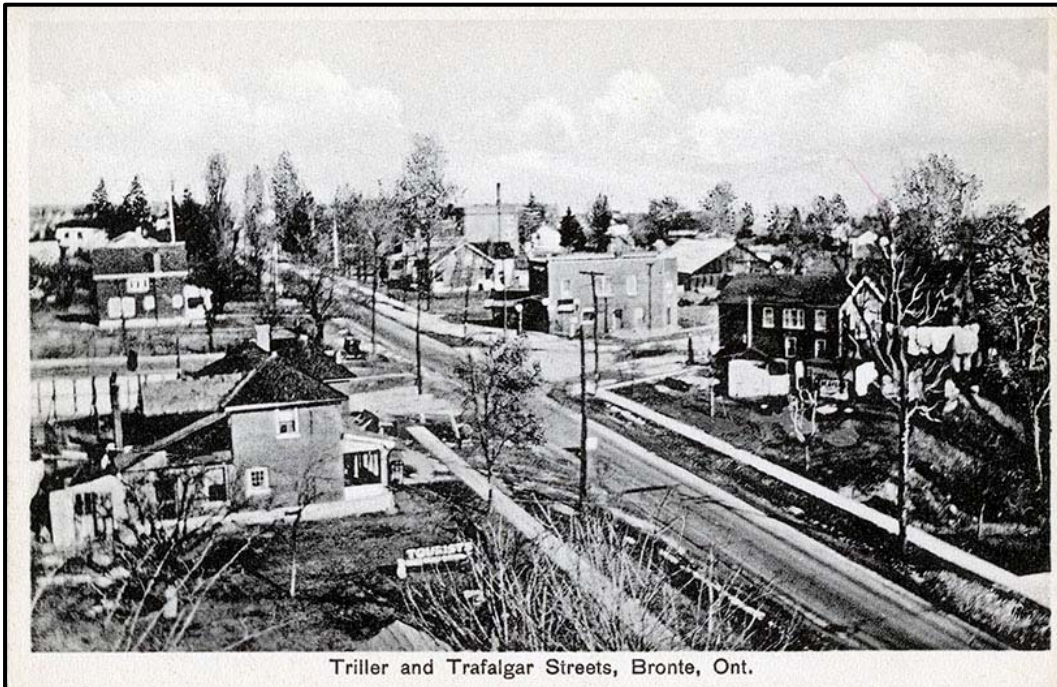
¹¹ Wark, Ross. “Bronte: Ever Growing, Ever Changing,” *The Oakville Historical Society Newsletter*, Oakville Historical Society, March 2012, p. 4.

¹² 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/bronte-timeline) (accessed 17 August 2021)

¹³ Wark, Ross. “Bronte: Ever Growing, Ever Changing,” *The Oakville Historical Society Newsletter*, Oakville Historical Society, March 2012, p. 4.

¹⁴ 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).

¹⁵ 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/bronte-boys) (accessed 16 January 2022)

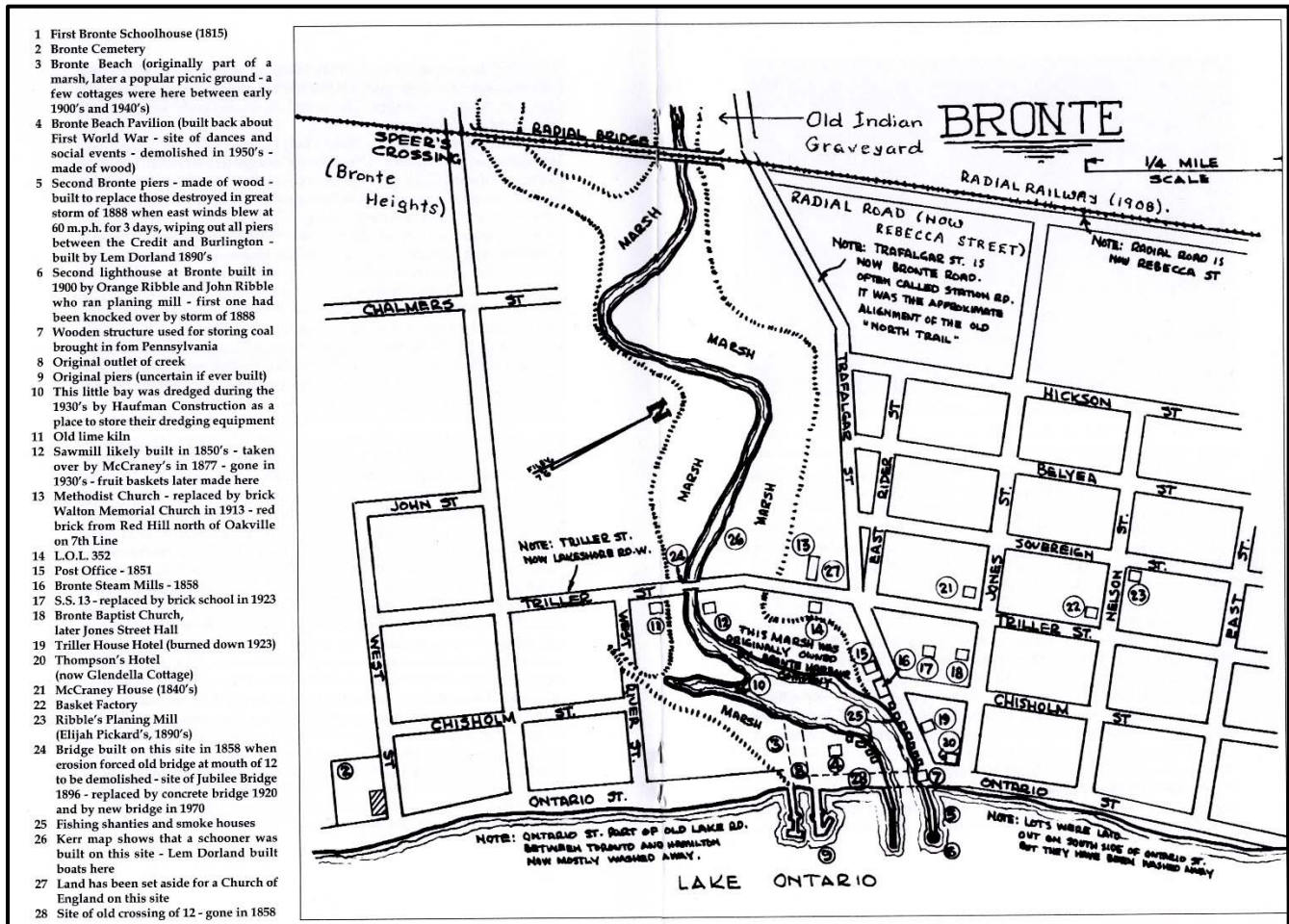


Triller and Trafalgar Streets, Bronte, Ont.

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."¹⁶ 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."¹⁷

"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.¹⁸

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."¹⁹

¹⁶ Oakville Memories: Old & New: *Bronte Boys (1920s-1950s)*

¹⁷ Ibid.

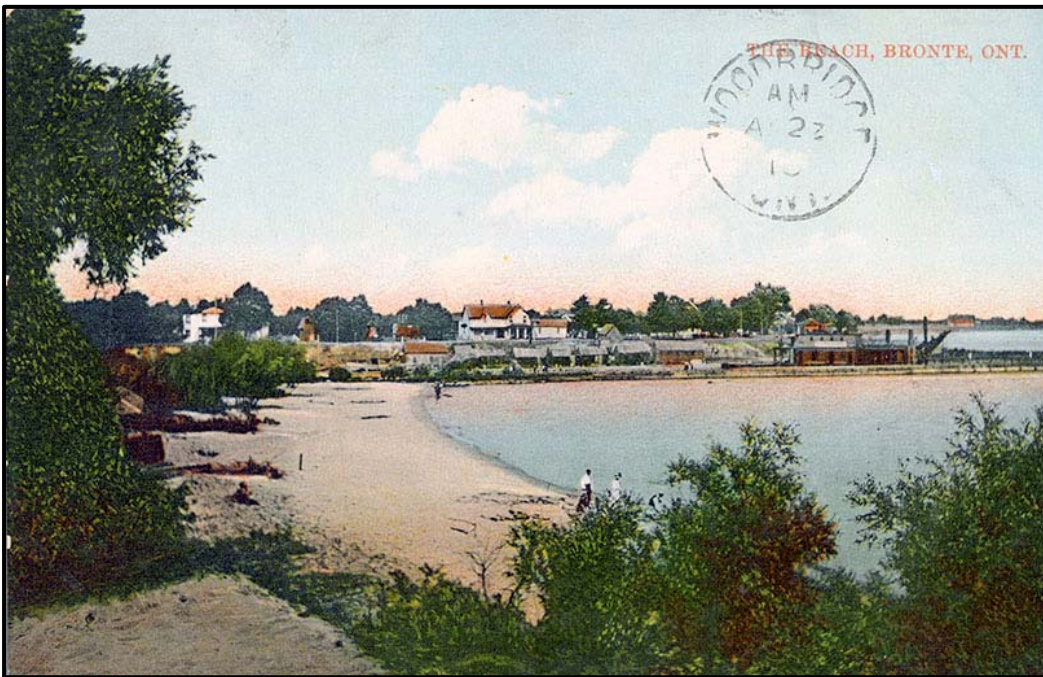
¹⁸ Ibid.

¹⁹ 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.”²⁰ There were farms and open fields, and the beach was nearby without fences between properties, allowing children large areas in which to roam.²¹ 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.*

²⁰ Interview, Bronte Historical Society volunteer, 20 October 2021

²¹ *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.²² 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.

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	Lot 10 + other land	1882-1899
Jeremiah Adams, James R. Johnston, Eliza Adams, Josephine Johnston	Lot 10	1899-1901
William Davidson	Lot 10	1901-1910
Permenus Osborne	Part of Lot 10	1910-1914
James R. Taylor	Part of Lot 10	1914-1917
James Dobson	Part of Lot 10	1917-1919
John Reginald Belyea	Part of Lot 10	1919-1943
Alexander H. and Erma I. Chalmers	Lot 163, Plan M7	1943-1999
Kathryn I. Chalmers, Estate Trustee	Lot 163, Plan M7	1999-1999
Robert Wilson	Lot 163, Plan M7	1999-2009
Current owner	Lot 163, Plan M7	2009-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.^{23, 24}

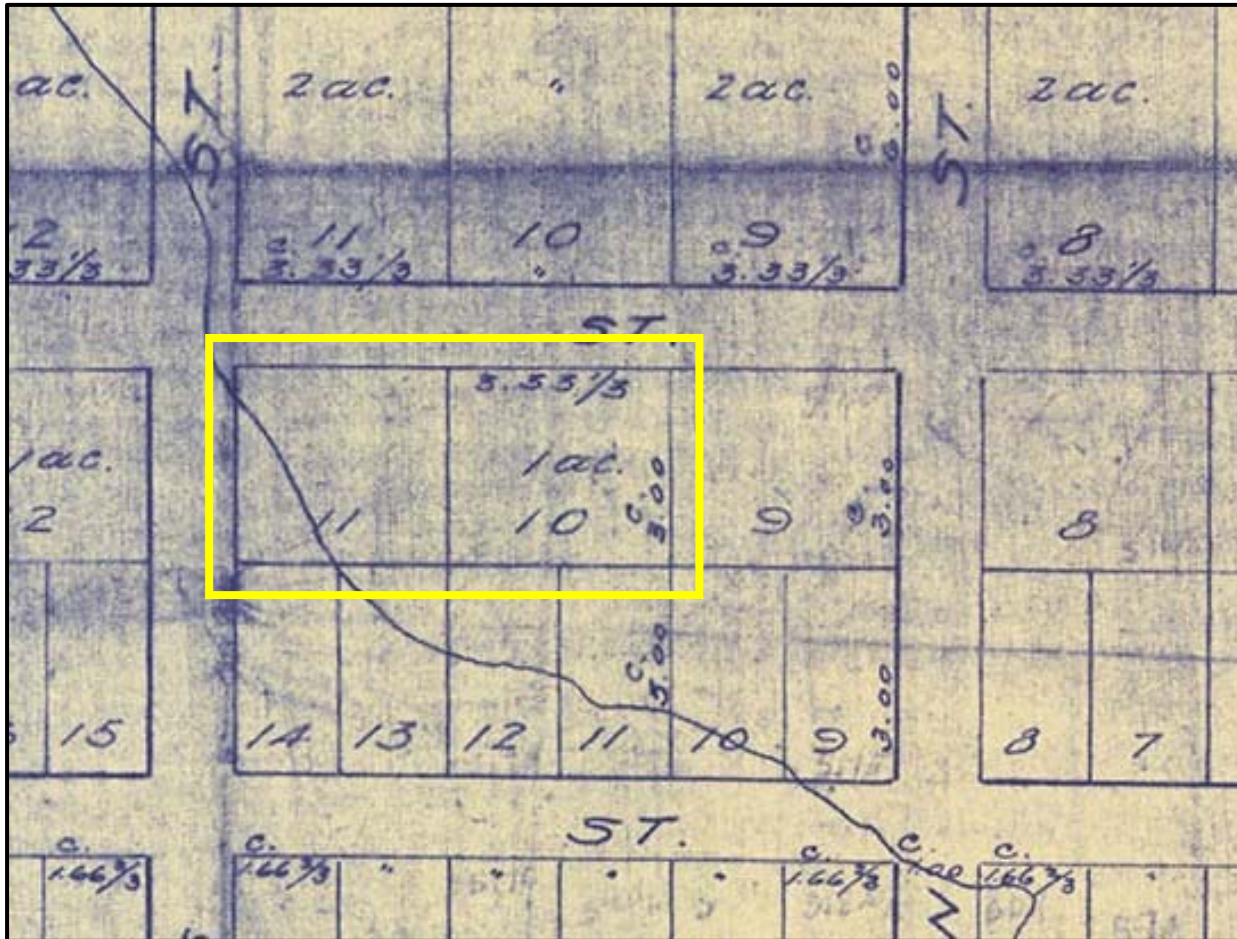
²² Town of Oakville, *Heritage Research Report: 3065 Seneca Drive*, 2011, 4.

²³ LRO Patent, dated 17 November 1856, between the Crown and John Belyea.

²⁴ "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.²⁹ 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.³⁰ Mary Ann owned Lot 10, where 2374 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.^{31, 32}



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.^{33, 34} 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

²⁹ Brimacombe, Philip, *The Story of Bronte Harbour: The Gloucester of Ontario*, The Boston Mills Press, 1976

³⁰ LRO Instrument #178, being the Last Will & Testament of John Belyea, dated 29 April 1875.

³¹ "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.

³² LRO Instrument #3490, being a Bargain and Sale dated 16 January 1882, between Mary Ann Belyea and Samuel Adams.

³³ Canadian Caribbean Association of Halton, *Oakville's Black History: Leaders in the Community*, <https://www.ccah.ca/resources.html> (accessed 13 August 2021).

³⁴ *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".^{35, 36} 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.³⁷

Samuel's married his first wife, Martha Hill, in Maryland.³⁸ They came to Canada together and had seven children.³⁹ Adams is said to have brought with him a large amount of gold that he had managed to save.⁴⁰ 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".^{41, 42} This was just a block-and-a-half away from the subject house at 2374 Sovereign Street.



Adams' blacksmith work included shoeing horses and outfitting schooners with hardware.⁴³ Adams is also credited with making specialized equipment with which to lift stones from the lake bottom.⁴⁴ 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."⁴⁵ Adams was a philanthropist who offered financial help to enslaved people who were escaping from the United States.⁴⁶

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.⁴⁷

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

³⁵ Interview with Dalyce Newby, great-great-granddaughter of Samuel Adams. 29 December 2021

³⁶ Patch, *Banneker Museum Celebrates Adams, Black History Month*, <https://patch.com/maryland/ellcottcity/banneker-museum-celebrates-adams-black-history-month> (accessed 13 May 2024)

³⁷ Patch, *Banneker Museum Celebrates Adams, Black History Month*

³⁸ Town of Oakville, Oakville Museum, *Samuel Adams and Martha Hill Marriage Record*, photo

³⁹ 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/Discover/Research/Census/1861) (accessed 20 January 2022)

⁴⁰ 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.

⁴¹ Turcotte, Dorothy. *Places and People on Bronte Creek*, 1993. 98.

⁴² Bronte Historical Society, "A Look Back" *Sam Adams*, Bronte Historical Society newsletter, Spring 1998.

⁴³ Turcotte, *Places and People on Bronte Creek*, 98.

⁴⁴ Ibid.

⁴⁵ *Oakville's Black History*, Deborah Hudson, Curator of Collections, Oakville Museum at Erchless Estate, 2000.

⁴⁶ Lawrence Hill, Ontario Black History Society, *The Alvin Duncan Interviews, 1991*, pages 178-180.

⁴⁷ *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.^{48, 49} 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.^{50, 51} 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).⁵² 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 1901.⁵³ 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.⁵⁴ Davidson owned the land for a little less than a decade, selling it, and the neighbouring Lot 11, to Permenus Osborne in June 1910.⁵⁵

Permenus Osborne (1843-1920), was born in July 1843, in Nova Scotia to Charles (b. ca. 1796) and Hannah (nee Rose) Osborne (1807-1865) of England.⁵⁶ As a child, Permenus' parents moved their family to Nelson Township, Halton County, where Permenus stayed until about 1870.^{57, 58} Permenus married Charlotte Skelton (1845-1924) the daughter of Andrew (1817-1883) and Jane (nee Hutchinson) Skelton (1822-1917), sometime between 1861 and 1871. Permenus and Charlotte had 14 children.⁵⁹ By 1891, Permenus and Charlotte had moved to Bronte, where he was farming.⁶⁰ By 1901, Permenus was a self-employed fisherman.⁶¹

⁴⁸ Archives of Ontario; Toronto, Ontario, Canada; *Registrations of Marriages, 1869-1928* via Ancestry.com, Ontario, Canada, Marriages, 1826-1938

⁴⁹ 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)

⁵⁰ LRO Instrument #3675, being a Mortgage dated 29 September 1882, between Samuel Adams and wife, and Eliza Davison, wife of George Davison.

⁵¹ LRO Instrument #5983T, being an Assignment of Mortgage dated 31 May 1892, between Eliza Davison, widow, and William Davidson.

⁵² 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.

⁵³ 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.

⁵⁴ 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.

⁵⁵ LRO Instrument #10026, being a Bargain and Sale dated 7 June 1910, between William Davidson and wife; and Permenus Osborne.

⁵⁶ "Canada, Ontario Deaths, 1869-1937 and Overseas Deaths, 1939-1947," database with images, *FamilySearch* (<https://familysearch.org/ark:/61903/1:1:JD8T-GMY> : 2 March 2021), Permenus Osborne, 01 Apr 1920; citing Trafalgar Twp., Halton Co., Ontario, yr 1920 cn 17899, Registrar General. Archives of Ontario, Toronto; FHL microfilm 1,863,285.

⁵⁷ "Canada Census, 1851," *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:MWTQ-YPD> : Fri Mar 08 12:29:24 UTC 2024), Entry for Charles Osborn, 1851.

⁵⁸ "Canada Census, 1871," *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:M435-M23> : Sun Mar 10 18:52:06 UTC 2024), Entry for Parmenus Osbourne and Charlott Osbourne, 1871.

⁵⁹ Ancestry.ca, Osborne (Permenus) Family tree.

⁶⁰ "Canada Census, 1891," *FamilySearch* (<https://familysearch.org/ark:/61903/1:1:MWL9-R1B> : 3 August 2016), P Osborne, Trafalgar, Halton, Ontario, Canada; Public Archives, Ottawa, Ontario; Library and Archives Canada film number 30953_148143.

⁶¹ "Canada Census, 1901," *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:KH2B-2KX> : Fri Mar 08 14:41:27 UTC 2024), Entry for Permenius Osborne and Sharlotte Osborne, 1901.



In 1911, Permenus began to sell parts of Lot 10, however, he retained a ½-acre parcel for himself. By then, he was 67 years old, he was semi-retired and working for slightly less than half the year as a mariner doing “odd jobs.”⁶² In November 1914, Permenus and Charlotte Osborne sold the subject property to James R. Taylor.⁶³

James Ross Taylor (1889-1923) was born in Bronte to Charles and Katherine (nee MacIntosh) Taylor.⁶⁴ Charles Taylor was a sawyer who, in 1918, owned a sawmill on Triller Street (now Lakeshore Road West), at Twelve Mile Creek.^{65, 66} James Taylor, a basket maker and a carpenter, was married to Katherine Fraser Mackintosh (1891-1957).^{67, 68, 69} Katherine is believed to have descended, via her mother Amy Charity Belyea (1853-1924), from John Belyea the Patentee of Lot 10.⁷⁰

By 1916, a building valued at \$200 stood on Taylor’s ¼ acre property and four people were living there, likely James, Katherine, and their two daughters Helen and Margaret.⁷¹ As a carpenter, it is likely that Taylor built his own house on the subject property around 1915.

Charlotte (nee Skelton) and Permenus Osborne, undated
Source: Charlene Welch via Ancestry

The Taylor’s ownership of the subject property was short-lived. In 1917, they sold it to James Dobson (b.1867), one of Permenus and Charlotte Osborne’s sons-in-law.⁷²

⁶² Library and Archives Canada, *Census of 1911*, <https://www.bac-lac.gc.ca/eng/census/1911/Pages/results.aspx?k=cnsSurname%3a%22Osborne%22+AND+cnsGivenName%3a%22Pringarias%22+AND+cnsAge%3a%2267%22+AND+cnsProvinceCode%3a%22ON%22>, (accessed 29 May 2024)

⁶³ LRO Instrument #11735C, being a Bargain and Sale dated 23 November 1914, between Permenus Osborne and wife, and James Taylor.

⁶⁴ "Canada, Ontario Births, 1869-1912," *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:FM88-W77> : Sat Mar 09 22:26:53 UTC 2024), Entry for James Ross Taylor and Charles Taylor, 1889.

⁶⁵ "Canada, Ontario Births, 1869-1912," *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:FM88-W77> : Sat Mar 09 22:26:53 UTC 2024), Entry for James Ross Taylor and Charles Taylor, 1889.

⁶⁶ 1918 Trafalgar Township Assessment Roll (from Oakville Public Library microfilm collection).

⁶⁷ "Canada, Ontario Births, 1869-1912," *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:FMH7-HH1> : Sun Mar 10 09:32:04 UTC 2024), Entry for Helen Margaret Taylor and James Ross Taylor, 11 Sep 1911.

⁶⁸ 1916 Trafalgar Township Assessment Roll (from Oakville Public Library microfilm collection).

⁶⁹ "Canada, Ontario Births, 1869-1912," *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:FMH7-HH1> : Sun Mar 10 09:32:04 UTC 2024), Entry for Helen Margaret Taylor and James Ross Taylor, 11 Sep 1911.

⁷⁰ Archives of Ontario; Toronto, Ontario, Canada; *Registrations of Marriages, 1869-1928*; Reel: 145, via Ancestry.com

⁷¹ 1916 Trafalgar Township Assessment Roll (from Oakville Public Library microfilm collection).

⁷² LRO Instrument #12457C, being a Grant dated 20 October 1917, between James R. Taylor and wife, and James Dobson.



TWO GROUPS OF FIVE GENERATIONS.

Until the recent death of Mrs. A. Skelton at the age of 94, there were two groups of five generations in the family of Mrs. Jas. Dobson, of Bronte. Mrs. P. Osborne is now 78 years old and is the mother of 14 children; there are now living 70 members of this remarkable family. They are, top row, left to right: Mrs. H. Reid, Mrs. E. Kemp, Mrs. James Dobson, Mrs. C. Gillam. Second row: Mrs. P. Osborne and Mrs. Andrew Skelton. Two children, left, William Reid, Marjorie Dorland Gillam.

Mrs. James Dobson, or Violetta "Lettie" nee Osborne, top row - far right, is seen with various Skelton-Osborne family members including, in the back row, three of her ten sisters. In the middle row are her mother Charlotte (nee Skelton) Osborne and her grandmother (Jane (nee Hutchinson) Skelton). And in the front row are a nephew and a niece. Source: *Toronto Daily Star*, 1922⁷³

Two years later, in December 1919, James and Violetta Dobson sold the subject property to John Reginald Belyea (1891-1977).^{74, 75} John R. Belyea was one of the subject property's longer term owners, and a great-nephew of John Belyea, the Patentee of the land upon which the subject property sits.⁷⁶ John R. Belyea married Leah Jennings (1896-1978) in June 1919.^{77, 78} John and Leah Belyea owned the subject property for almost 24 years, selling it in November 1943 to Alexander H. and Erma I. Chalmers.⁷⁹

⁷³ Bibliography, "Page 1." 1922/08/12/. *Toronto Daily Star* (1900-1971), 1922 Aug 12, 1.

<https://www.proquest.com/historical-newspapers/page-1/docview/1430563539/se-2>.

⁷⁴ LRO Instrument #13163D, being a Grant dated 16 December 1919, between James Dobson and wife, and John Reginald Belyea.

⁷⁵ "Find a Grave Index," database, *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:6NND-Z414> : 11 August 2023), John Reginald Belyea, ; Burial, Oakville, Halton Regional Municipality, Ontario, Canada, St Jude's Cemetery; citing record ID 241407724, *Find a Grave*, <http://www.findagrave.com>.

⁷⁶ "Canada, Ontario Births and Baptisms, 1779-1899," *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:FM7K-LWL> : 13 January 2024), John Reginald Belyea, 1891.

⁷⁷ "Find a Grave Index," database, *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:6NND-Z414> : 11 August 2023), John Reginald Belyea, ; Burial, Oakville, Halton Regional Municipality, Ontario, Canada, St Jude's Cemetery; citing record ID 241407724, *Find a Grave*, <http://www.findagrave.com>.

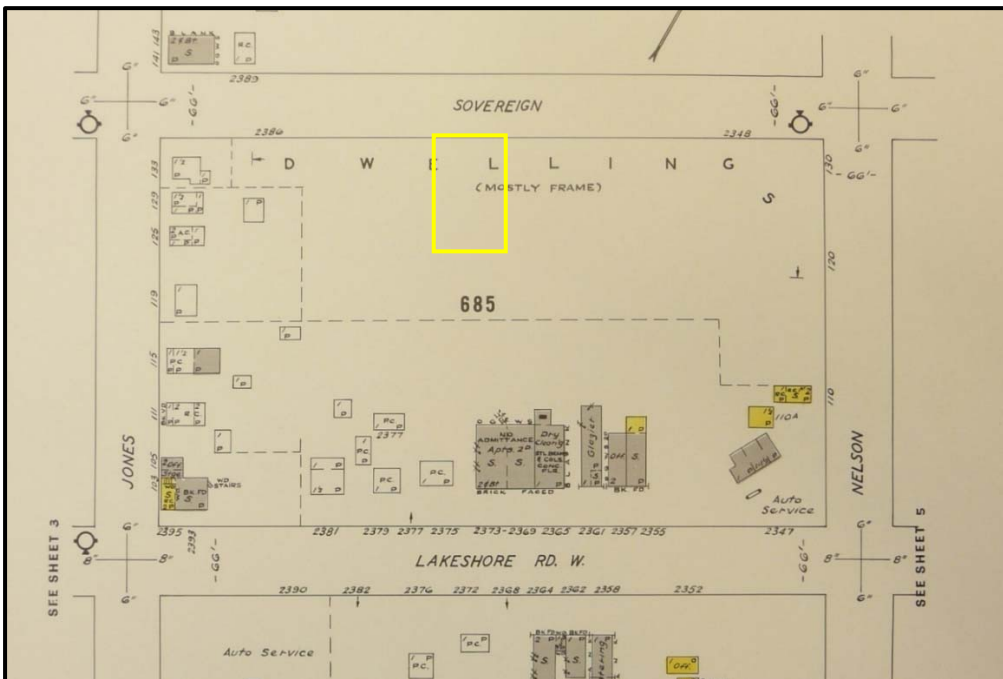
⁷⁸ "Canada, Ontario Marriages, 1869-1927," *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:QKM5-H5DK> : Sat Mar 09 19:58:12 UTC 2024), Entry for John Reginald Belyea and Emmanuel Belyea, 28 Jun 1919.

⁷⁹ LRO Instrument #20372, being a Grant dated 9 November 1943, between John Reginald Belyea and wife, and Alexander H. and Erma I. Chalmers.

To-date, the Chalmers family are the longest owners of the subject property, owning it for almost 56 years, from November 1943 until June 1999.⁸⁰



2374 Sovereign Street, Bronte in 1962. Source: McMaster University aerial photo collection⁸¹



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.

⁸⁰ LRO Instrument #H792006, being a Transfer dated 1 June 1999, between Kathryn I. Chalmers, Estate Trustee, and Robert Wilson.

⁸¹ “[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 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.

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 2374 Sovereign Street will ensure that this important streetscape of humble, simple buildings will be retained along the south side of Sovereign Street, despite new continuing change and intensification within and around the subject property.



Aerial view of 2374 Sovereign Street. 2021. Source: Town of Oakville, GIS



Looking southwest towards 2374 Sovereign Street, the third house from the left. March 2022. Source: Google Street View



Looking southeast towards 2374 Sovereign Street. March 2022. *Source: Google Street View*



Looking north from 2374 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 James and Katherine Taylor House is a representative example of a circa 1915 vernacular frame workers' cottage.	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 downtown area.	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 James and Katherine Taylor House property is located at 2374 Sovereign Street on the south side of Sovereign Street, east of Jones Street and west of Nelson Street. The property contains a ca.1915 one-and-a-half storey vernacular frame workers' cottage.

Design Value or 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 Value or 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
- The presence of wood board and batten 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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