

APPENDIX B

Cultural Heritage Evaluation Report
Permenus and Charlotte Osborne House
2378 Sovereign Street, Oakville, Ontario



2378 Sovereign Street, 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 Permenus and Charlotte Osborne House property is located at 2378 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 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.

3. Background Research

Design and Physical Value

The Permenus and Charlotte Osborne House at 2378 Sovereign Street is a one-and-a-half storey vernacular frame house, which was built circa 1912. 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 design below is from the Sears, Roebuck and Company from their 1915-1920 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.



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 a hip roof and square footprint. The house includes a rear one-storey addition that is not of heritage value.

The front elevation retains its historic design and layout with a central single front door flanked by two single windows. A small shed dormer sits on the roof above the front door. The house contains a mix of historic 1/1 wood sash windows, including two on the front elevation and one on the west elevation that have a one-third to two-thirds pane division, a common element of the Edwardian era. Many of the windows are finished with simple trim. The house has horizontal wood siding and aluminum soffits and window shutters.

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



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



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



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



View of the rear of the house, taken from the rear yard of 2374 Sovereign Street, 2024. *Source: Town of Oakville, Planning Services staff photo*

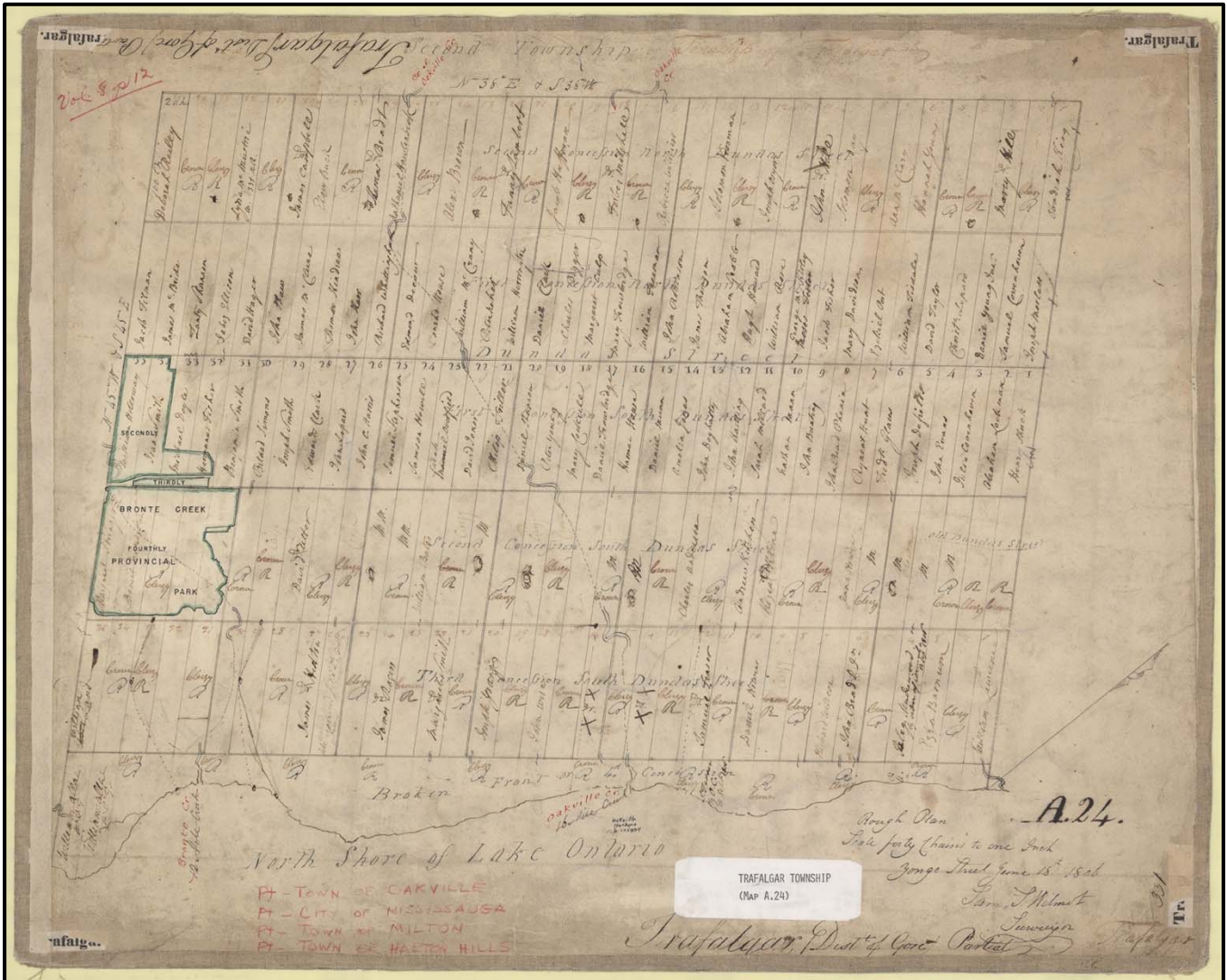
The property is narrow and long. The rear yard contains open space and some mature trees.



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

Historical and Associative Value

The property at 2378 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.²



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.³ This put the Mississaugas into “a more

² “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.

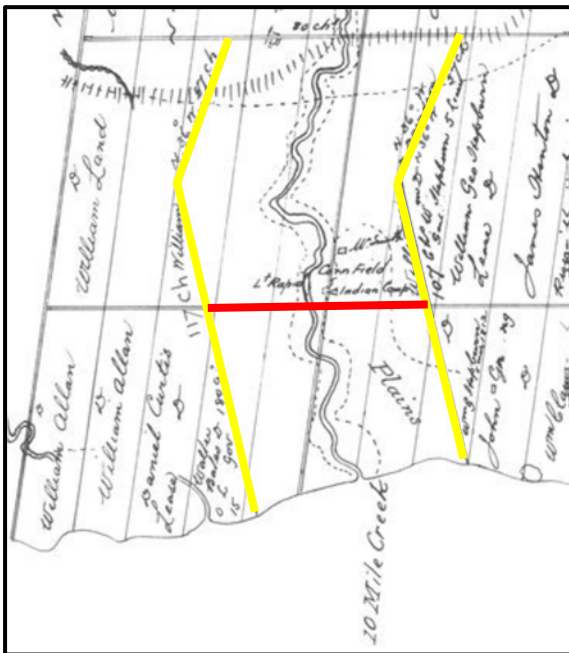
³ Emma Stelter. *Friendship, Peace and Respect For All Future Generations*, Debwevin: The Oakville Truth Project, Feb. 2023, pg. 7.

compromised position” from which to negotiate.⁴ The agreement was formalized with the signing of the Head of the Lake Treaty, No. 14, on September 5, 1806.⁵

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.”⁶



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.

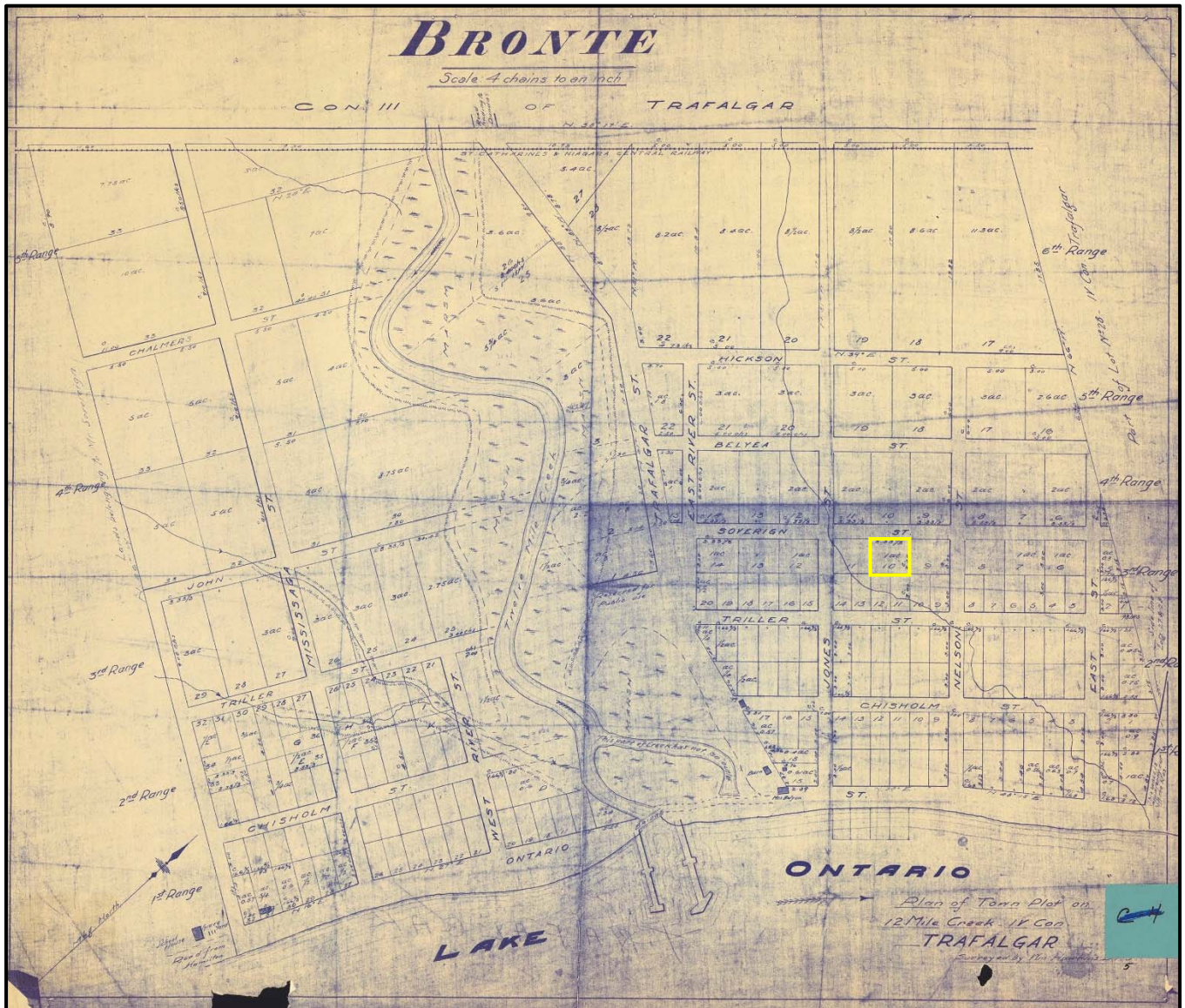
In 1834, 14 years after the Mississaugas had ceded their lands along the Twelve and Sixteen Mile Creeks and the Credit River, Deputy Provincial Surveyor William Hawkins was instructed to survey the lands along Twelve Mile Creek. The result was his *Plan of the village of Bronte on Twelve Mile Creek,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

⁴ Emma Stelter. *Friendship, Peace and Respect For All Future Generations*, pg. 7.

⁵ Ibid, 10.

⁶ “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.*⁷ 2378 Sovereign Street lies within Lot 10 on the south 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."⁸ By the 1850s, the village had two operating hotels, the Triller House Hotel and Thompson's Hotel, a blacksmith

⁷ *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](https://www.libraryandarchives.ca/Department%20of%20Indian%20Affairs%20and%20Northern%20Development%20fonds/e011205647)

⁸ 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.^{9,10} 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.^{11,12}



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”.¹³ 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.”¹⁴ 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.

⁹ 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) (accessed 17 August 2021)

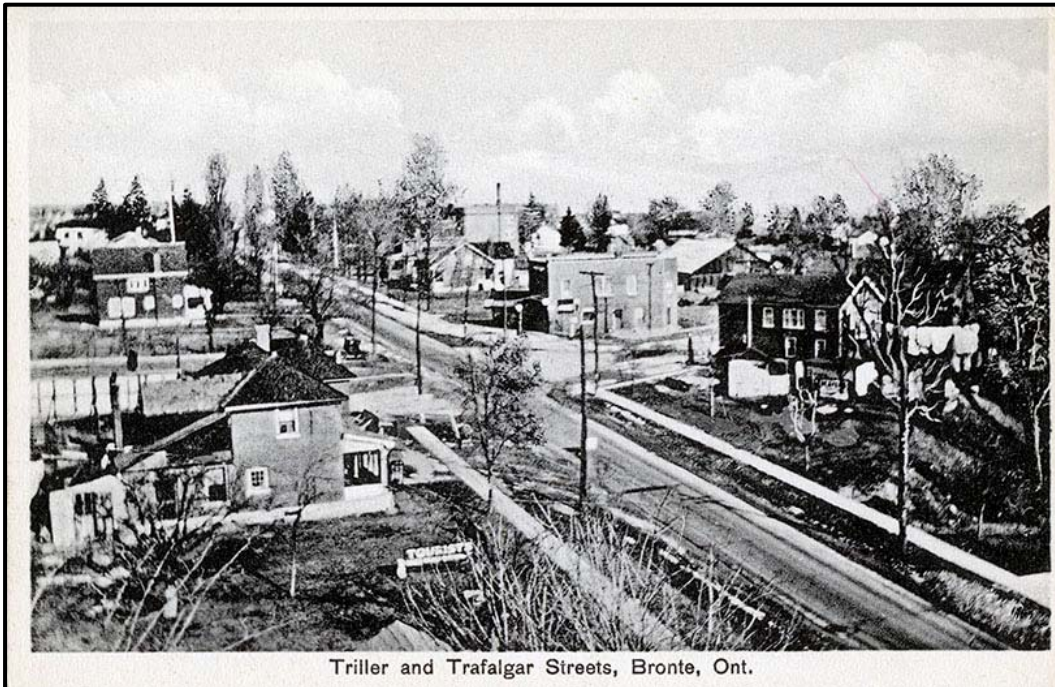
¹⁰ Wark, Ross. “Bronte: Ever Growing, Ever Changing,” *The Oakville Historical Society Newsletter*, Oakville Historical Society, March 2012, p. 4.

¹¹ 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) (accessed 17 August 2021)

¹² Wark, Ross. “Bronte: Ever Growing, Ever Changing,” *The Oakville Historical Society Newsletter*, Oakville Historical Society, March 2012, p. 4.

¹³ 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).

¹⁴ 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-images) (accessed 16 January 2022)

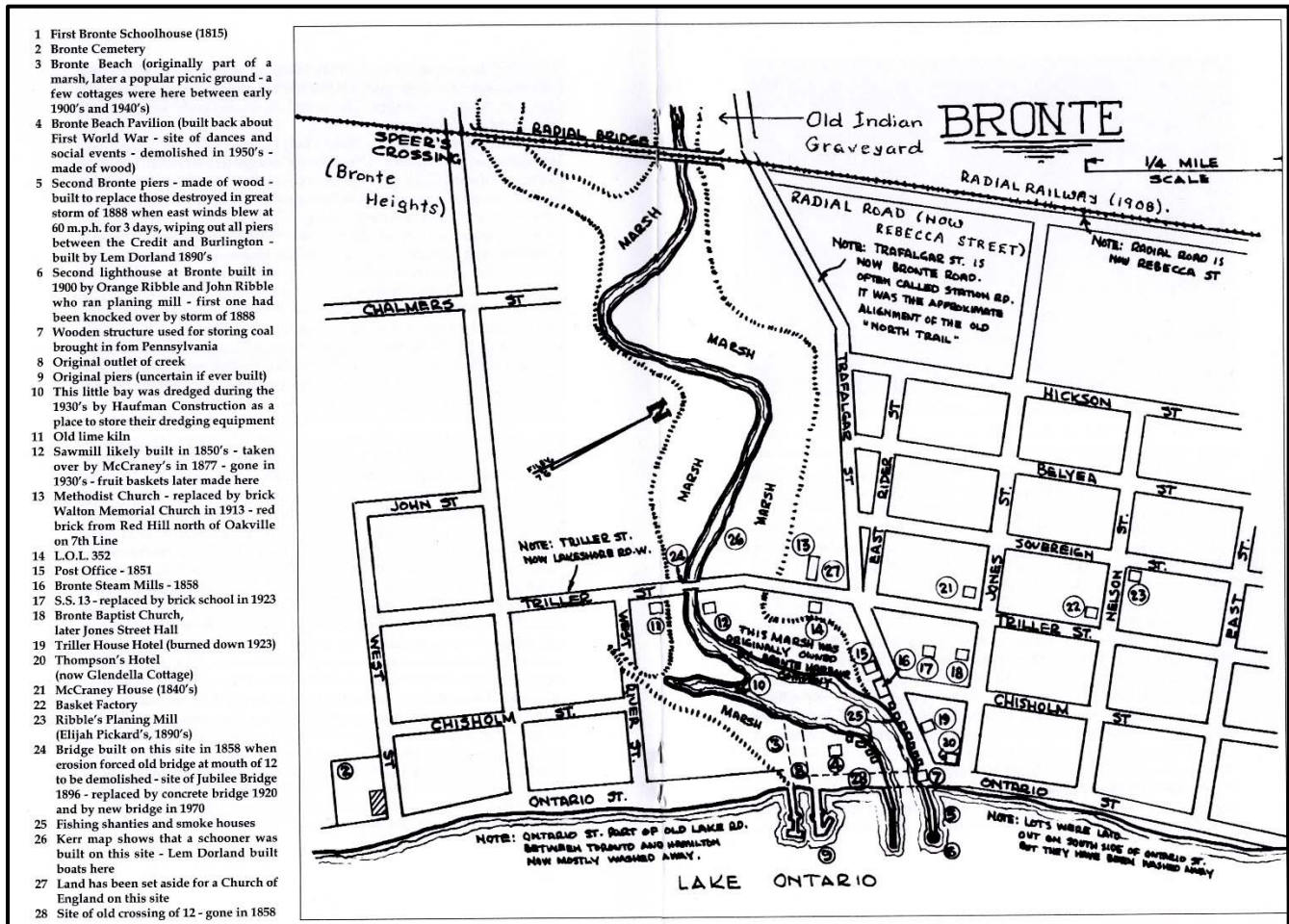


Triller and Trafalgar Streets, Bronte, Ont.

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."¹⁵ 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."¹⁶

"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.¹⁷

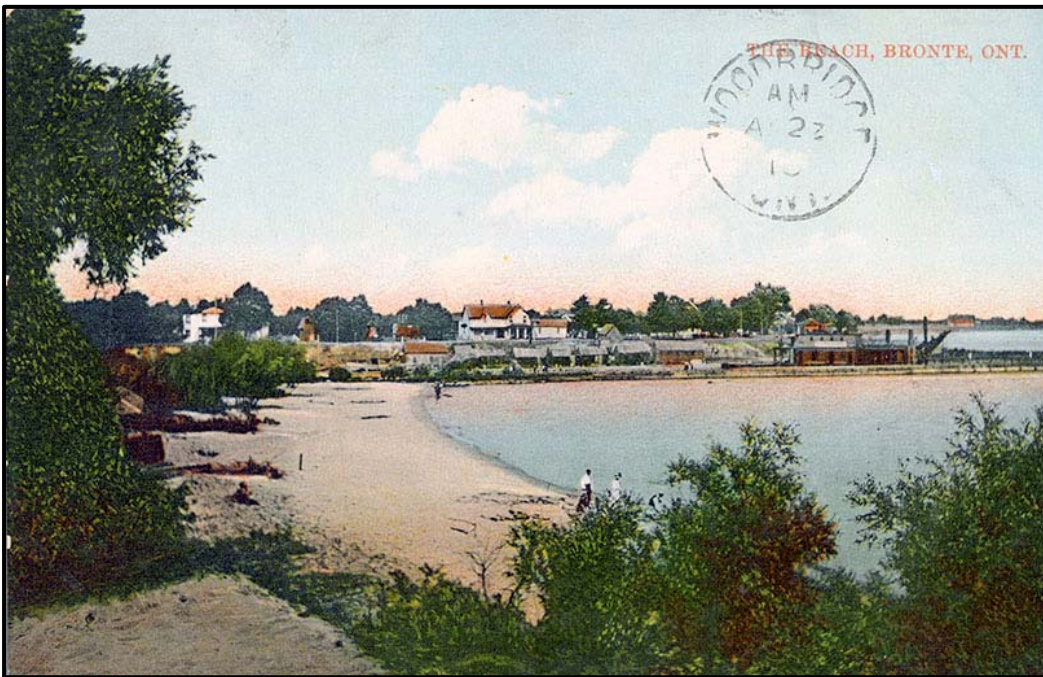
Another lifelong Bronte resident, Ken Pollock knows first hand how cruel the lake can be. He remembers his father and uncles, "fishermen and mariners to the bone" would be "up before dawn and out on the lake, winter and summer, just to make ends meet."¹⁸

¹⁵ Oakville Memories: Old & New: *Bronte Boys (1920s-1950s)*
¹⁶ Ibid.
¹⁷ Ibid.
¹⁸ 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.”¹⁹ There were farms and open fields, and the beach was nearby without fences between properties, allowing children large areas in which to roam.²⁰ 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.*

¹⁹ Interview, Bronte Historical Society volunteer, 20 October 2021

²⁰ *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.²¹ 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, south of Sovereign Street, Wm. Hawkins 1834 plan	1820-1856
John Belyea	Lot 10	1856-1875
Mary Ann Belyea, widow	Lot 10	1875-1882
Samuel Adams	Lot 10	1882-1899
Jeremiah B. Adams and James R. Johnston, Executors, and Eliza Adams and Josephine Johnston	Lot 10	1899-1901
William Davidson	Lot 10	1901-1910
Permenus Osborne	Lot 10	1910-1923
Charlotte Osborne	Pt. of Lot 10	1923-1924
James Dobson	Pt. of Lot 10	1924-1927
Violetta Dobson	Pt. of Lot 10	1927-1940
Doris Kolb	Pt. of Lot 10	1940-1941
James Henry & Nettie E. Bowman	Pt. of Lot 10	1941- 1975
Johan van de Lagemaat	Lot 162-1, Plan M7	1975-1984
Gerardus Vandelagemaat & Grace Vandendool	Lot 162-1, Plan M7	1984-1984
James Douglas Paterson	Lot 162-3, Plan M7	1984-1986
Michele Rene & David Bruce Farris	Parcel 162-3, M7	1986-1989
Michael Oliver Maurice Quast	Parcel 162-3, M7	1989-2003
Lynn Voortman & Sonja Zijlstra	Parcel 162-3, M7	2003-2007
Andrew & Jeanine Rowe	Parcel 162-3, M7	2007-2009
Current owners	Parcel 162-3, M7	2009-present

In November 1856, the Crown granted Lots 10 and 11 to John Belyea (1814-1875), a ship captain whose family was originally from New Brunswick.^{22, 23}

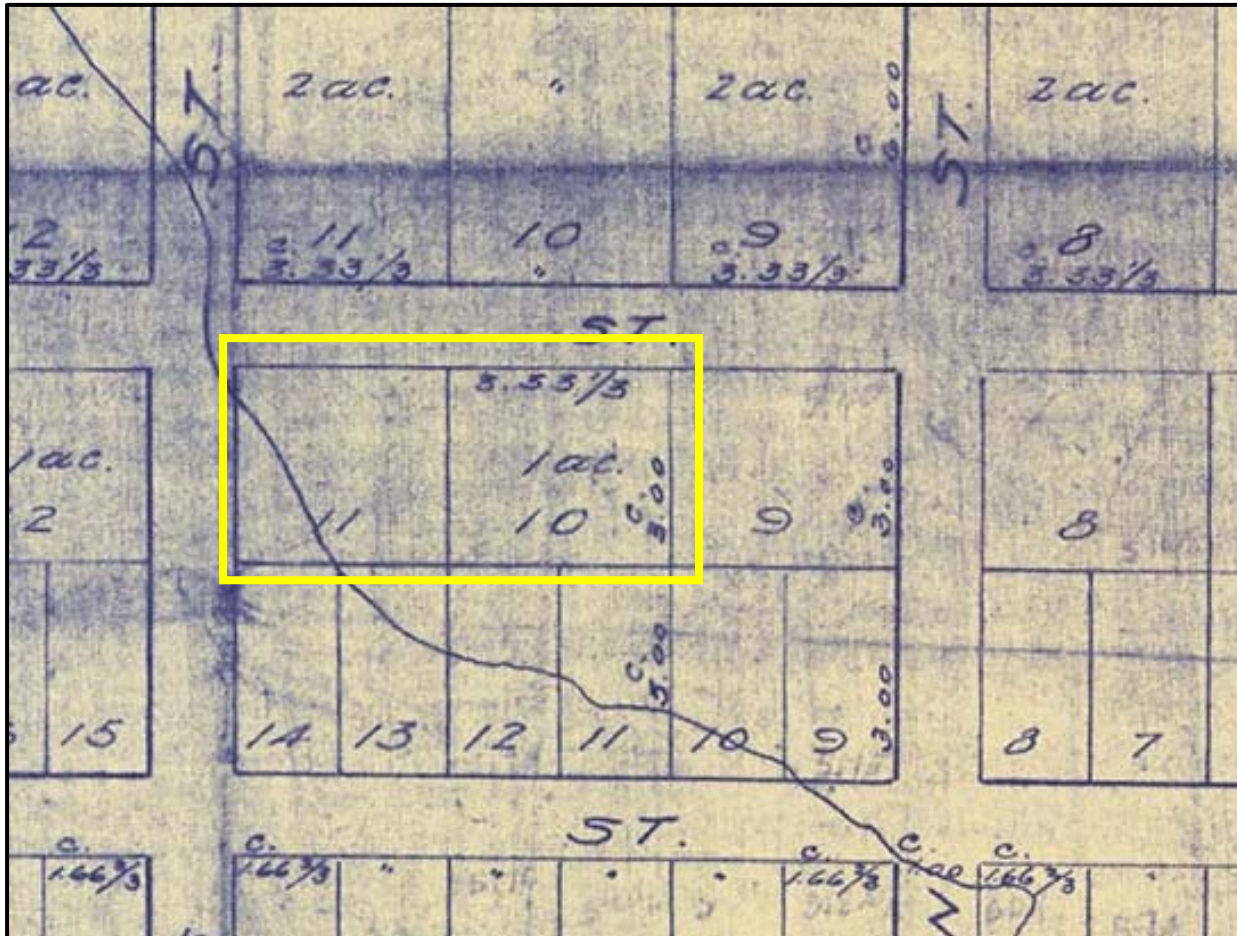
²¹ Town of Oakville, *Heritage Research Report: 3065 Seneca Drive*, 2011, 4.

²² LRO Patent, dated 17 November 1856, between the Crown and John Belyea.

²³ "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.²⁸ 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.²⁹ Mary Ann owned Lot 10, where 2378 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.^{30, 31}



Lots 10 and 11 on the south 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.^{32, 33} 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

²⁸ Brimacombe, Philip, *The Story of Bronte Harbour: The Gloucester of Ontario*, The Boston Mills Press, 1976

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

³⁰ "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.

³¹ LRO Instrument #3490, being a Bargain and Sale dated 16 January 1882, between Mary Ann Belyea and Samuel Adams.

³² Canadian Caribbean Association of Halton, *Oakville's Black History: Leaders in the Community*, <https://www.ccah.ca/resources.html> (accessed 13 August 2021).

³³ *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".^{34,35} 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.³⁶

Samuel's married his first wife, Martha Hill, in Maryland.³⁷ They came to Canada together and had seven children.³⁸ Adams is said to have brought with him a large amount of gold that he had managed to save.³⁹ 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".^{40,41} This was just a block-and-a-half away from the subject house at 2378 Sovereign Street.



Adams' blacksmith work included shoeing horses and outfitting schooners with hardware.⁴² Adams is also credited with making specialized equipment with which to lift stones from the lake bottom.⁴³ 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."⁴⁴ Adams was a philanthropist who offered financial help to enslaved people who were escaping from the United States.⁴⁵

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.⁴⁶

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

³⁴ Interview with Dalyce Newby, great-great-granddaughter of Samuel Adams. 29 December 2021

³⁵ Patch, *Banneker Museum Celebrates Adams, Black History Month*, <https://patch.com/maryland/ellcottcity/banneker-museum-celebrates-adams-black-history-month> (accessed 13 May 2024)

³⁶ Patch, *Banneker Museum Celebrates Adams, Black History Month*

³⁷ Town of Oakville, Oakville Museum, *Samuel Adams and Martha Hill Marriage Record*, photo

³⁸ 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/Archives/Census/1861) (accessed 20 January 2022)

³⁹ 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.

⁴⁰ Turcotte, Dorothy. *Places and People on Bronte Creek*, 1993. 98.

⁴¹ Bronte Historical Society, "A Look Back" *Sam Adams*, Bronte Historical Society newsletter, Spring 1998.

⁴² Turcotte, *Places and People on Bronte Creek*, 98.

⁴³ Ibid.

⁴⁴ *Oakville's Black History*, Deborah Hudson, Curator of Collections, Oakville Museum at Erchless Estate, 2000.

⁴⁵ Lawrence Hill, Ontario Black History Society, *The Alvin Duncan Interviews, 1991*, pages 178-180.

⁴⁶ *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.^{47, 48} 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.^{49, 50} 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).⁵¹ 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 1901.⁵² 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.⁵³ Davidson owned the land for a little less than a decade, selling it, and the neighbouring Lot 10, to Permenus Osborne in June 1910.⁵⁴

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.⁵⁵ As a child, Permenus' parents moved their family to Nelson Township, Halton County, where Permenus stayed until about 1870.^{56, 57} 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.⁵⁸ By 1891, Permenus and Charlotte had moved to Bronte, where he was farming.⁵⁹ By 1901, Permenus was a self-employed fisherman.⁶⁰

⁴⁷ Archives of Ontario; Toronto, Ontario, Canada; *Registrations of Marriages, 1869-1928* via Ancestry.com, Ontario, Canada, Marriages, 1826-1938

⁴⁸ 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)

⁴⁹ LRO Instrument #3675, being a Mortgage dated 29 September 1882, between Samuel Adams and wife, and Eliza Davison, wife of George Davison.

⁵⁰ LRO Instrument #5983T, being an Assignment of Mortgage dated 31 May 1892, between Eliza Davison, widow, and William Davidson.

⁵¹ 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.

⁵² 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.

⁵³ 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.

⁵⁴ LRO Instrument #10026, being a Bargain and Sale dated 7 June 1910, between William Davidson and wife; and Permenus Osborne.

⁵⁵ "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.

⁵⁶ "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.

⁵⁷ "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.

⁵⁸ Ancestry.ca, Osborne (Permenus) Family tree.

⁵⁹ "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.

⁶⁰ "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.”⁶¹ A year later, in 1912, a building worth \$700 had been constructed on the Osborne’s property, and seven people were living there.⁶²

The Permenus and Charlotte Osborne House is almost architecturally identical to the house at 2370 Sovereign Street, the property two doors down which was also built in 1912, by Permenus and Charlotte Osborne’s daughter and son-in-law, Maud and Thomas Page. The two buildings were likely constructed by the same builder.

In August 1923, three years after his death, Permenus’ eldest daughter and Administratrix, Violetta Dobson (1865-1939), sold the subject property to her mother Charlotte Osborne, for \$1 and natural love and affection.⁶³ Less than a year later, Charlotte sold the property to her son-in-law James Dobson (1867-1927), Violetta’s husband.^{64, 65}

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

⁶¹ 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)

⁶² 1912 Trafalgar Township Assessment Roll (from Oakville Public Library microfilm collection).

⁶³ LRO Instrument #15100, being a Grant dated 27 August 1923, between Violetta Dobson, a married woman and Administratrix of the estate of Permenus Osborne and Elizaeth Carpenter, Eva Browne, Christina Grice, Edith Barnett, Sarah Gubbins, Amanda Kemp, Ida Osborne, Emma Quinn, and John Wesley Osborne; to Charlotte Osborne.

⁶⁴ LRO Instrument #15102, being a Grant dated 31 May 1924, between Charlotte Osborne and James Dobson.

⁶⁵ "Canada, Ontario Marriages, 1869-1927," *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:FMV8-BG1> : Sat Mar 09 06:22:36 UTC 2024), Entry for Jas Dobson and Jas Dobson, 21 Sep 1889.



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, from left to right, 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*, 1922⁶⁶

James Dobson was born in England and emigrated to Oakville as a nine-year-old boy. Dobson was a mariner and later a general merchant who kept a store for many years in Bronte, and for shorter terms in Palermo and Omeme.^{67, 68, 69} Dobson, was remembered as a "well-known and respected citizen and business man of Bronte," who ran the Palermo General Store for a number of years. James took over the store from Lawrence Hager, the grandson and namesake of the founder of Palermo, running the store from about 1906 to 1908, when William Wood took over.⁷⁰

Dobson also devoted much of his time to mining interests including as a director of the Associated Gold Fields.⁷¹ Locally, James Dobson served as the treasurer of the Bronte Fire department, and he was a member of the Loyal

⁶⁶ 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>.

⁶⁷ Library and Archives Canada, *Census of 1891*, https://central.bac-lac.gc.ca/item/?app=Census1891&op=pdf&id=30953_148143-00221 (accessed 6 June 2024)

⁶⁸ "Canada Census, 1901," *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:KH2B-2NY> : Sun Mar 10 13:25:40 UTC 2024), Entry for James Dobson and Violetta Dobson, 1901.

⁶⁹ "Sudden Death of Bronte Merchant," *The Burlington Gazette*, July 20, 1927, Burlington Gazette Microfilm Collection, Burlington Public Library

⁷⁰ "James Dobson, General Store, Palermo, 1908." Halton Images, <https://images.halinet.on.ca/2675728/data?n=1>

⁷¹ "Sudden Death of Bronte Merchant," *The Burlington Gazette*, July 20, 1927, Burlington Gazette Microfilm Collection, Burlington Public Library

Orange Lodge #257.⁷² Atypical of most women of the time, in 1891, as a young married woman, Violetta was employed as a cook on a vessel, possibly that of her husband James.⁷³



James Dobson's Palermo store and post office, 1908.

Source: *Trafalgar Township Historical Society*, TTJEW00213

After James' death in 1927, Violetta became the owner of the subject property. The property remained in the Dobson family until 1940, the year after Violetta's death at the age of 74. Violetta Dobson's Executors sold the subject property to Doris Kolb in June 1940, ending the Osborne/Dobson families' combined 30-year ownership.⁷⁴

Doris Kolb owned the property for just over a year, selling it to Henry and Nettie Bowman in July 1941.⁷⁵

Little is known about James Henry Bowman (1885-1977) and Jeanette Elizabeth "Nettie" (nee Vivian) Bowman (1891-1975), except that they were both married once before, and that Henry Bowman's stated occupation was

⁷² "Sudden Death of Bronte Merchant," *The Burlington Gazette*, July 20, 1927, Burlington Gazette Microfilm Collection, Burlington Public Library

⁷³ Library and Archives Canada, *Census of 1891*, https://central.bac-lac.gc.ca/.item/?app=Census1891&op=pdf&id=30953_148143-00221 (accessed 6 June 2024)

⁷³ "Canada Census, 1901," *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:KH2B-2NY> : Sun Mar 10 13:25:40 UTC 2024), Entry for James Dobson and Violetta Dobson, 1901.

⁷⁴ LRO Instrument #19465, being a Grant dated 20 June 1940, between James Roy Thirston and Anson Patterson, Violetta Dobson's Executors; and Doris Kolb.

⁷⁵ LRO Instrument #19690, being a Grant dated 3 July 1941, between Doris Kolb and J. Henry and Nettie E. Bowman.

as a labourer.^{76, 77, 78} To date, the Bowmans are the people to have owned the subject property the longest, owning it until 1975 when Henry sold it shortly after Nettie died in January 1975.^{79, 80}



Jeanette Elizabeth "Nettie" Vivian (1891-1975) and her first husband Morley Ray Wilkinson (1886-1931)
Source: Patricia Jackson via Ancestry.ca

⁷⁶ "Michigan Marriages, 1868-1925," *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:N3TW-VLV> : Sun Mar 10 06:57:03 UTC 2024), Entry for and , 1918.

⁷⁷ "Canada, Ontario Marriages, 1869-1927," *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:KS8S-KMJ> : Thu Mar 07 23:15:28 UTC 2024), Entry for Morley Ray Wilkinson and George Henry Wilkinson, 20 Dec 1911.

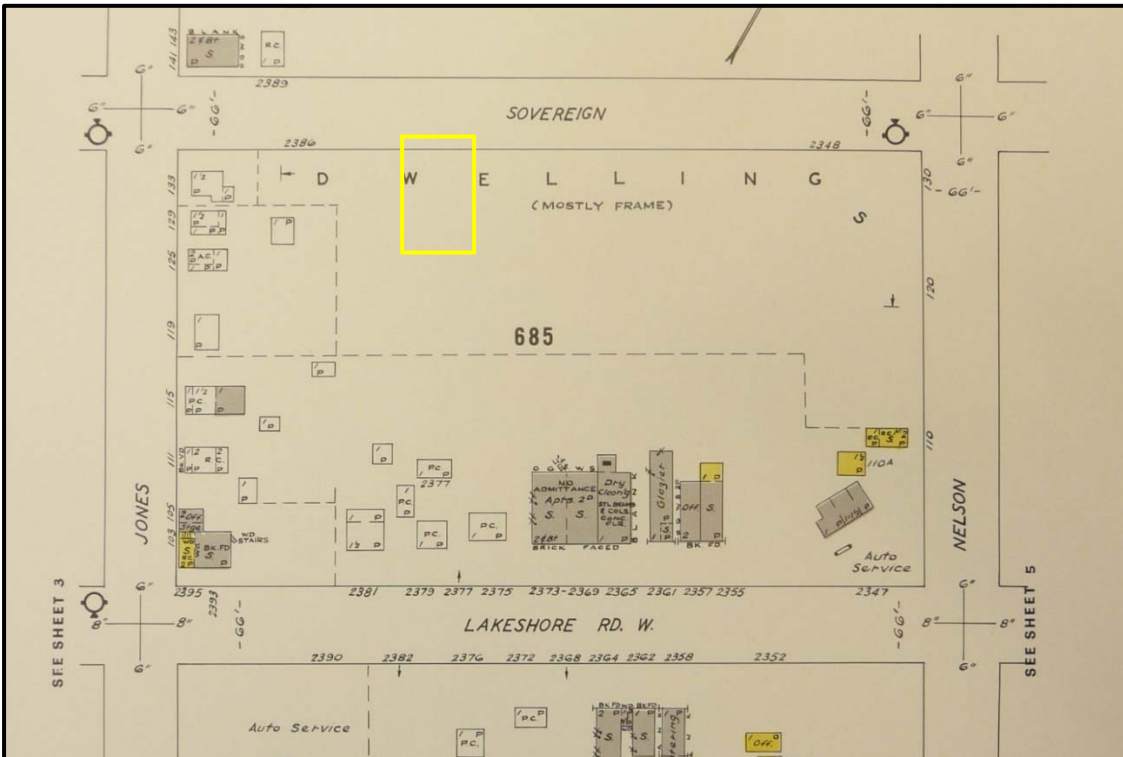
⁷⁸ "Michigan, Detroit Manifests of Arrivals at the Port of Detroit, 1906-1954," *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:ZC2G-1S3Z> : Mon Mar 11 01:28:21 UTC 2024), Entry for James Henry Bowman, 1935.

⁷⁹ LRO Instrument #58783, being a Transfer dated 19 June 1975, to Johan van de Lagemaat.

⁸⁰ "Find a Grave Index," database, *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:QVGJ-HWVV> : 17 July 2020), Nettie, 1975; Burial, , ; citing record ID , *Find a Grave*, <http://www.findagrave.com>.



2378 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.

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 2378 Sovereign Street. Together, these remaining buildings are important remnants of Bronte's late 19th and early 20th century residential development, which was defined by modest vernacular homes built for Bronte's working class.

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 2378 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 2378 Sovereign Street. 2021. Source: Google Street View



Looking southeast towards 2378 Sovereign Street. March 2022. Source: Google Street View



Looking southwest towards 2378 Sovereign Street. March 2022. *Source: Google Street View*



Looking north from 2378 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 house is a representative example of a circa 1912 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 property 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 Permenus and Charlotte Osborne House property is located at 2378 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 frame cottage which was likely built circa 1912.

Design Value or Physical Value:

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

Historical Value or Associative Value:

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

Contextual Value:

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

Description of Heritage Attributes

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

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

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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