



OAKVILLE

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2024-149

A by-law to designate the Crosbie House (south half) at 135 Chisholm Street as a property of cultural heritage value or interest.

WHEREAS pursuant to Section 29, Part IV of the *Ontario Heritage Act*, R.S.O. 1990, chapter O.18, the council of a municipality is authorized to enact by-laws to designate a real property, including all buildings and structures thereon, to be of cultural heritage value or interest;

WHEREAS the property described in Schedule A to this By-law (“the Property”) contains the cultural heritage resource known as the Crosbie House (south half);

WHEREAS the council of the Corporation of the Town of Oakville, by resolution passed on August 12, 2024, has caused to be served on the owner of the lands and premises at 135 Chisholm Street, Oakville, ON and upon the Ontario Heritage Trust, notice of intention to designate the Crosbie House (south half) at 135 Chisholm Street as a property of cultural heritage value or interest, and further, has caused the notice of intention to be published on the town’s website in accordance with the town’s *Ontario Heritage Act* Alternative Notice Policy;

WHEREAS no objection to the proposed designation was served on the municipality by September 13, 2024, being the last date for filing an objection;

AND WHEREAS the Town Council has described the Property, set out the statement of cultural heritage value or interest for the Property, and described the heritage attributes of the Property in Schedule “B” to this By-law, which forms part of this By-law;

COUNCIL ENACTS AS FOLLOWS:

1. That the real property legally described in Schedule “A” to this By-law, is hereby designated to be of cultural heritage value or interest under Section 29 of the *Ontario Heritage Act*.
2. That the attached Schedules form part of the By-law.
3. And that the Town Solicitor be authorized to cause a copy of this by-law to be registered against the property described in Schedule “A” at the Land Registry Office.

PASSED this 15th day of October, 2024

MAYOR

CLERK

SCHEDULE "A" TO
BY-LAW 2024-149

In the Town of Oakville in the Regional Municipality of Halton, property description as follows:

Crosbie House (south half)
135 Chisholm Street
PART LOT 5, BLOCK 57, PLAN 1, PART 2, 20R2672; PART LOT 6, BLOCK
57, PLAN 1, PART 2, 20R2672; TOWN OF OAKVILLE
PIN: 24819-0013

SCHEDULE “B” TO
BY-LAW 2024-149

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Description of Property

The property at 135 Chisholm Street is located on the southeast corner of Chisholm Street and Rebecca Street west of downtown Oakville. The property contains one half of a semi-detached house known as the Crosbie House.

Statement of Cultural Heritage Value or Interest

Design and Physical Value

The Crosbie House (south half) has design and physical value as a representative example of an early 20th century vernacular Oakville frame house built with influences from the Arts and Crafts movement. Built in 1913, the house contains many of its original features that are typical of this movement, which focused on natural materials and craftsmanship. Heritage attributes of the home include: low massing with intersecting gable roof; front gable dormer with overhang; shingle cladding on the upper storey and horizontal cladding on the lower storey; wooden roof trim, fascia, and soffits; covered front porch; 9/1 wooden windows with wooden trim and sills 9/1; and two brick chimneys.

Historical and Associative Value

The Crosbie House (south half) is associated with the theme of late 19th and early 20th century industrial and residential development of the area west of Sixteen Mile Creek. Located west of the Oakville Harbour, this area was sometimes referred to historically as ‘West Harbour’, first developed in the mid to late 1800s. Houses were originally built to support the rise in industrial development along this side of the harbour, including the Tannery complex which was a significant employer in Oakville throughout the 19th and 20th centuries. The property remains as one of the modest working-class houses built in the early 20th century and continues to contribute to the value of this historic neighbourhood.

Contextual Value

The Crosbie House (south half) is important in defining, supporting, and maintaining the character of the local residential neighbourhood. Most of the 19th and early 20th century homes in this area are modest in size and design and were built to house the local working class. The streetscape of the area consists of mature trees and moderate to small lots which contain medium to small sized houses, many of them from the early days of settlement in the town. The subject house is one of the older ones in the neighbourhood and its presence and prominent corner location adds to

the historical character of the area. The property is physically, functionally, visually, and historically linked to its surroundings. It stands in its original location and retains the original portion of the house. As one of the earlier houses built in the block, its presence is a reminder of the residential and working-class history of the neighbourhood.

Description of Heritage Attributes

Key attributes of the property at 135 Chisholm Street that exemplify its cultural heritage value as a vernacular house frame house built with influences from the Arts and Crafts movement, as they relate to the original one-and-a-half storey house, include:

- The low massing of the original one-and-a-half storey structure with intersecting gable roof with front gable dormer;
- Wooden shingle cladding on the upper storey and wooden horizontal cladding on the lower storey;
- Wooden roof trim, fascia, and soffits;
- The presence of nine-over-one wooden windows with wooden trim and sills throughout;
- Front brick chimney; and
- The presence of a front porch.