

APPENDIX B

Cultural Heritage Evaluation Report
Chapman House
2167 Rebecca Street, Oakville, Ontario



2167 Rebecca Street, 2024. Source: *Town of Oakville Planning and Development Staff*

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.

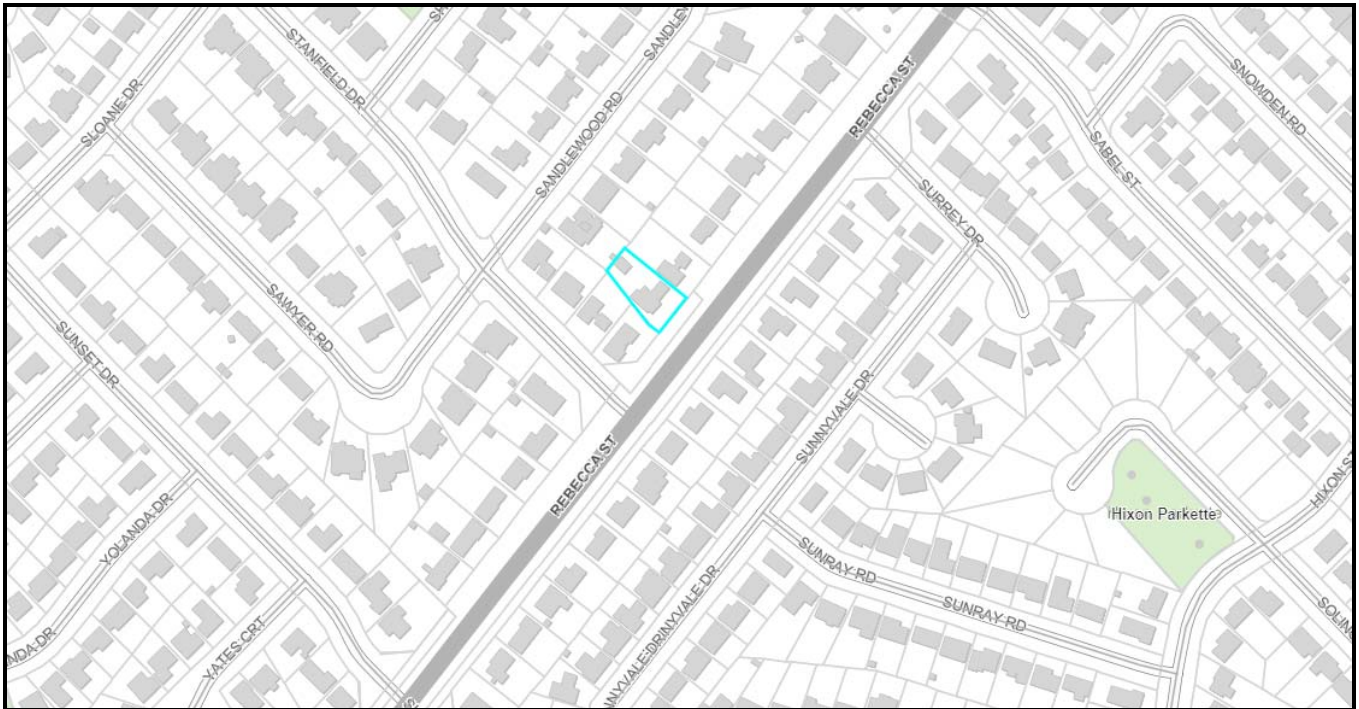
The property at 2167 Rebecca Street is located on Rebecca Street between Stanfield Drive and Sabel Street. The property is located within the territory covered by Treaty 14, which was signed in 1806 between the Mississaugas and the British Crown. The property was added as a 'listed' property to Oakville's *Register of Properties of Cultural Heritage Value or Interest (NOT Designated)* in 2009 for its "potential cultural heritage value for its c. 1915 Edwardian style brick house." It was originally built and owned by James Chapman.

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 property at 2167 Rebecca Street is located on Rebecca Street between Stanfield Drive and Sabel Street between the historic villages of Bronte and Oakville. The property is located within the territory covered by Treaty 14, which was signed in 1806 between the Mississaugas and the British Crown. It was historically a part of the Third Concession South of Dundas, Lot 27. Previously part of a larger fruit farm originally managed by the Dorland family, the property contains a detached two-and-a-half-storey brick house, built circa 1920.



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

Legal description: PLAN M70, LOT 6; OAKVILLE

3. Background Research

Design and Physical Value

The subject building at 2167 Rebecca Street is a two-and-a-half-storey brick house. The house has design and physical value as a representative example of an Edwardian Classicism style brick house. The house was built by the Chapman family between 1919 and 1920.



Front elevation of the house, 2024. *Town of Oakville Planning and Development Staff*

Edwardian Classicism Style (1900-1930)

Edwardian architecture emerged in the early 1900s as a reaction against busy Victorian architecture. The style emphasized simplified, balanced, and formal composition.¹ It was influenced by the Beaux-Arts movement, which focused on a reinterpretation of classical architecture by combining elements of the Greek, Roman, and Renaissance elements to create a more modern style.² A simplified residential version of this style became popular in Ontario and was known as Edwardian Classicism. Typical of the style is a square house with a hipped roof and central dormer, smooth red brick surfaces, tall balanced chimneys, and projecting frontispieces. The porch often has columns on brick piers, and the house typically has many windows, laid out in a formal and mostly symmetrical composition.³

¹ Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms 1784 to Present*, pg. 166

² Mikel, Robert. *Ontario House Styles: The distinctive architecture of the province's 18th and 19th century homes*, pg. 111

³ Mikel, Robert. *Ontario House Styles: The distinctive architecture of the province's 18th and 19th century homes*, pg. 113



Massing of the house from the street, circa 2022. *Source: Google*

Subject Property Description

The property at 2167 Rebecca Street is a representative example of an Edwardian Classicism brick farmhouse. The home is two-and-a-half storeys with a rectangular shape and a formal composition. The hip-roofed structure has a hipped dormer on each side of the roof and wide front porch. The wide front porch is a defining feature of the house.



Google aerial showing the overall shape of the house looking west, with a semicircular driveway (backyard has since changed). The four hipped roof dormers are visible. *Source: Google*



South elevation (front façade).

On the east elevation of the historic house is a bay window, a typical feature of the Edwardian Classicism style. To the east of the house is a one-storey frame garage, constructed in 1977.



East elevation.

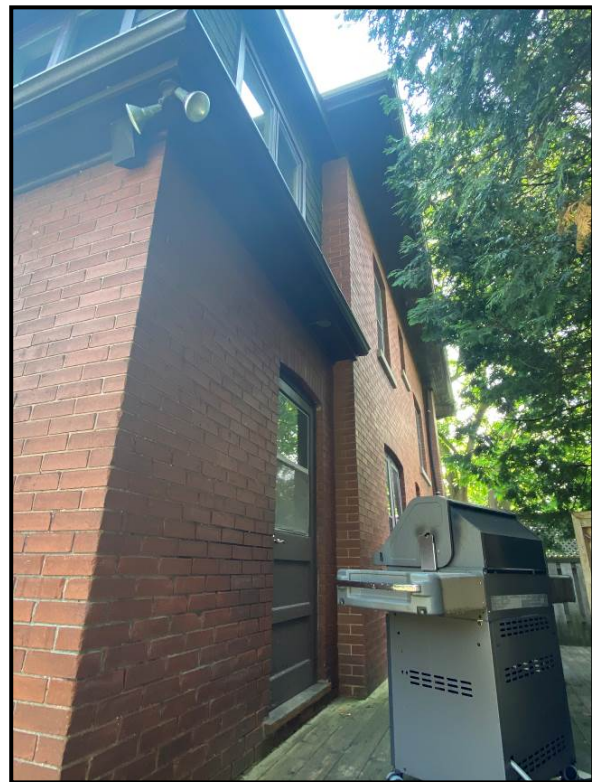
To the rear of the main structure is a two-storey wing with a brick-clad first storey and a shingle-clad second storey with a bell-cast shape. The first storey portion appears to have been constructed not long after the original house and has similar brickwork, windows and sills. The second storey may have been added at the same time or at a later date.



North elevation.



East and north elevation of the rear wing.



West elevation of the rear wing with the main house behind.

The house is clad in running bond red brick with a smooth finish, a common Edwardian cladding. The dormers and the upper storey of the back wing are clad in asphalt shingles, but historically were likely finished with cedar shingles. The house has deep eaves with minimal decoration and simple wooden soffits, all typical of the style.



Left: Close-up of the wooden soffit, 2024. Source: Town of Oakville Planning and Development Staff



Right: Smooth red brick with decorative rustic brick ends inserted in the angled corners of the east bay window, 2024. Source: Town of Oakville Planning and Development Staff



Close-up of the front dormer, 2024. Source: Town of Oakville Planning and Development Staff

The front porch runs the full width of the front elevation and helps give the house its distinct Edwardian Classicism look. The porch provides shelter for those entering the front door and offers an open-air amenity space, an important feature in the days before air conditioning. The porch has tapered and panelled wooden

square columns (or colonettes) resting on brick piers and the low wooden porch railing has square pickets. The wooden ceiling of the porch matches the wooden soffits. There is a small gable in the roof above the steps with wooden trim in a decorative herringbone pattern.



Front porch that extends the width of the house. *Source: Town of Oakville Planning and Development Staff*



Pickets on the front porch railing. *Source: Town of Oakville Planning and Development Staff*

The house has retained most of its original one-over-one wooden windows with one-over-one wooden awning storms. The windows are rectangular but the openings are segmentally-arched with brick voussoirs above. Simple concrete sills support the window openings. The dormers contain Palladian windows, another classic Edwardian feature meant to harken back to classical architecture.



Set of three windows on the east side of the front door. *Source: Town of Oakville Planning and Development Staff*



The historic front door remains with vertical wooden panels and a window in the upper third of the door. A historic wooden screen door has glazing in the upper two thirds, which could be switched out for a screen in the summer.

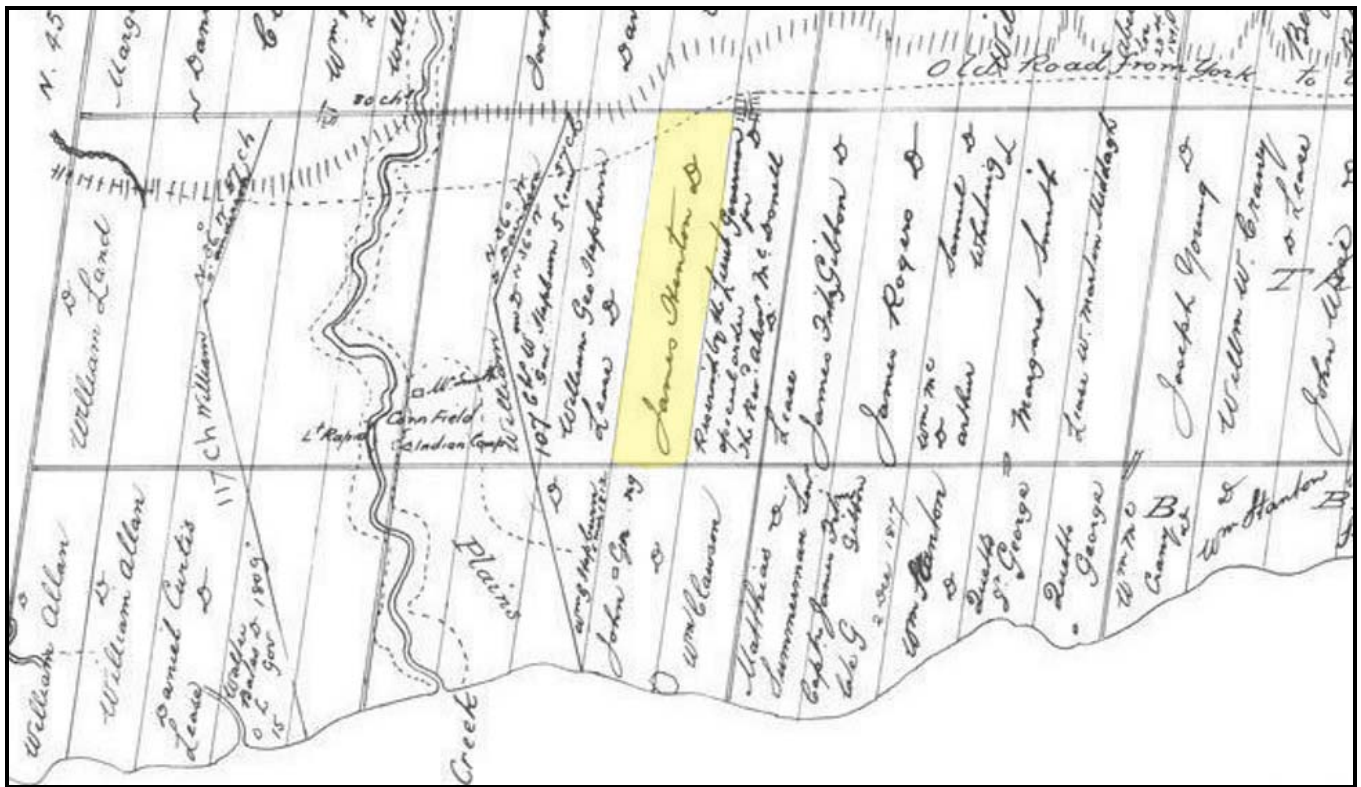
Close-up of the front door. *Source: Town of Oakville Planning and Development Staff*

In summary, the house has many Edwardian architectural features that make it a representative example of that style. These elements include: the simple but formal composition; large, square form with hipped roof and wooden soffit; north elevation extension with bellcast roof shape; central dormers on each elevation with hipped roofs; the simple brick cladding with minimal decoration; the front porch that runs the width of the house, including brick plinths with wooden columns, wooden railing with square pickets; segmental shape of the front door opening with wooden door; segmental shape of the windows with concrete sills; fenestration of the windows and doors; the presence of one-over-one windows in the Edwardian style; and the Palladium style windows in the dormers.

Historical and Associative Value

The property at 2167 Rebecca Street is located on lands that were part of the traditional territory of the Mississaugas of the Credit First Nation. In 1805, the Mississaugas and the British Crown reached an agreement in which the Mississaugas ceded almost 71,000 acres of land. In return they were given £1000 of trade goods, promised the sole right of the fisheries in the Twelve Mile Creek, Sixteen Mile Creek, and the Credit River, and a strip of land on the banks of these waterways. The agreement was formalized with the signing of the Head of the Lake Treaty, No. 14, on September 5, 1806.⁴ The subject property is located within the territory of Treaty No. 14.⁵

The land outside of the waterway reserves kept by the Mississauga was divided up by the Crown. The subject area was known as the Third Concession South of Dundas Street, Lot 27, and would become farmland that was then subdivided around the subject property into residential homes by the mid-1900s.



Wilmot's updated Trafalgar Township Survey, 1806, with Lot 27, Third Concession South of Dundas Street highlighted in yellow. The patent was granted to James Henton, as shown. Source: Archives of Ontario

The creek lands were ceded by the Mississauga in Treaty No. 22, which was signed in February of 1820, when the Mississaugas were experiencing duress due to land encroachment, the depletion of fish stocks, and a population that was in severe decline. Treaty 22 stipulated that in exchange for ceding "about 20,000" acres of their land to the British Crown, the Mississaugas would receive a 200-acre parcel of land on the Credit River, and the profits from the sale of the remaining lands on the Twelve and Sixteen Mile Creeks.⁶

⁴ Debwewin: The Oakville Truth Project, *Treaties 2 & 23, 1820*, pg. 9

⁵ 1806 Wilmot Survey

⁶ Debwewin: The Oakville Truth Project, *Treaties 22 & 23, 1820*, pg. 10

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.

Name of Owner(s)	Acreage or Lot	Years of Ownership
Crown	200 acres	1806-1807
James Henton	Ibid.	1807-1817
James Chewett	Ibid.	1817/24-1835
James Sherbourne	Ibid.	1835-1842
Peter Dorland	70 acres – southerly part	1842-1869
Samuel/Benjamin Dorland	Ibid.	1869-1882
Emanuel/Emmanuel Dorland	36 ¾ - East part of South part	1882-1903
Elor/Ellen Dorland and Walter Dorland	Ibid.	1903-1918
James Chapman	18 2/8 acres – west part of east part of south part	1918-1923
Oliver and Rachel Flett	Ibid.	1923-1932
John Wilson	Ibid.	1932
John Parnaby	Ibid. plus west portion (12 acres)	1932-1969
Ian Brockway and Grant Redshaw	Part of Lot 27	1969-1972
Terry and Judith Mannell	Plan M70, Lot 6	1972-1985
Thomas Luck and Susan Baxter	Ibid.	1985-1996
Susan Baxter	Ibid.	1996-2015
Current owners	Ibid.	2015-present



George Tremaine's "County of Halton" survey, 1858, with the south part of Lot 27, Third Concession South of Dundas Street highlighted in yellow. Bronte Village is to the left. At this time, it was owned by Peter Dorland. Source: University of Toronto

In 1807, the Crown granted Lot 27 to James Henton.⁷ Ten years later, he sold the lot to James Chewett, a surveyor.⁸ Land records show Henton selling the 200 acres to Chewett twice, once in 1817 and again in 1824, but why remains unclear (potentially portions were sold). In 1835, Chewett sold the lot to James Sherbourne, who split the lot into parts; he sold the south half (70 acres) to Peter Dorland in 1842.⁹

The Dorland family are significant to the village of Bronte history. They are considered one of the early settler families of the area. In the later years of the 1800s, after the grain industry had suffered, an increasing number of Bronte families turned to commercial fishing, including the Dorlands.¹⁰ However, when Peter Dorland purchased this property in 1842, the family farmed the land.

Peter Dorland was born in 1809 to his parents, George and Mary Dorland. George had moved to Ancaster from New Jersey with his family around 1808. When Peter was around 33 years old, he purchased the south portion of Lot 27 in 1842 and owned it until his death in 1869.¹¹ According to the 1861 census, the Dorlands farmed most of the 70 acres with one acre being an orchard; otherwise, they farmed wheat, barley, rye, peas, and oats.¹²

In 1869, after Peter's death, the land was managed by his Henry and Benjamin and his brother, Samuel.¹³ The land was split in half in 1882, with the west half going to David Harris and the east going to Emanuel Dorland.¹⁴ It is not clear who operated the farm during this time; on the 1877 Trafalgar Township map, the south half is attributed to the "Estate of Peter Dorland", indicating his executors shared operation. According to the 1877 map, there are two structures on the farm, but it's not clear if they are houses. There is also an orchard shown.



Dorland farm in yellow, 1877. Source: 1877 Township of Trafalgar Map

⁷ LRO Patent, dated December 26, 1807, between the Crown and James Henton.

⁸ LRO Instrument 3042R, being a Bill and Sale, dated June 26, 1817, between James Henton and James Chewett for 200 acres.

⁹ LRO Instrument 492, being a Bill and Sale, dated May 25, 1835, between James Chewett and James Sherbourne, for 200 acres; LRO Instrument 499, being a Bill and Sale, dated November 23, 1842, between James Sherbourne and Peter Dorland for 70 acres.

¹⁰ Brimacombe, Philip, *The Story of Bronte Harbour*, pg. 21

¹¹ In 1869 his family operates the land until they sell it and Emanuel takes over half in 1882.

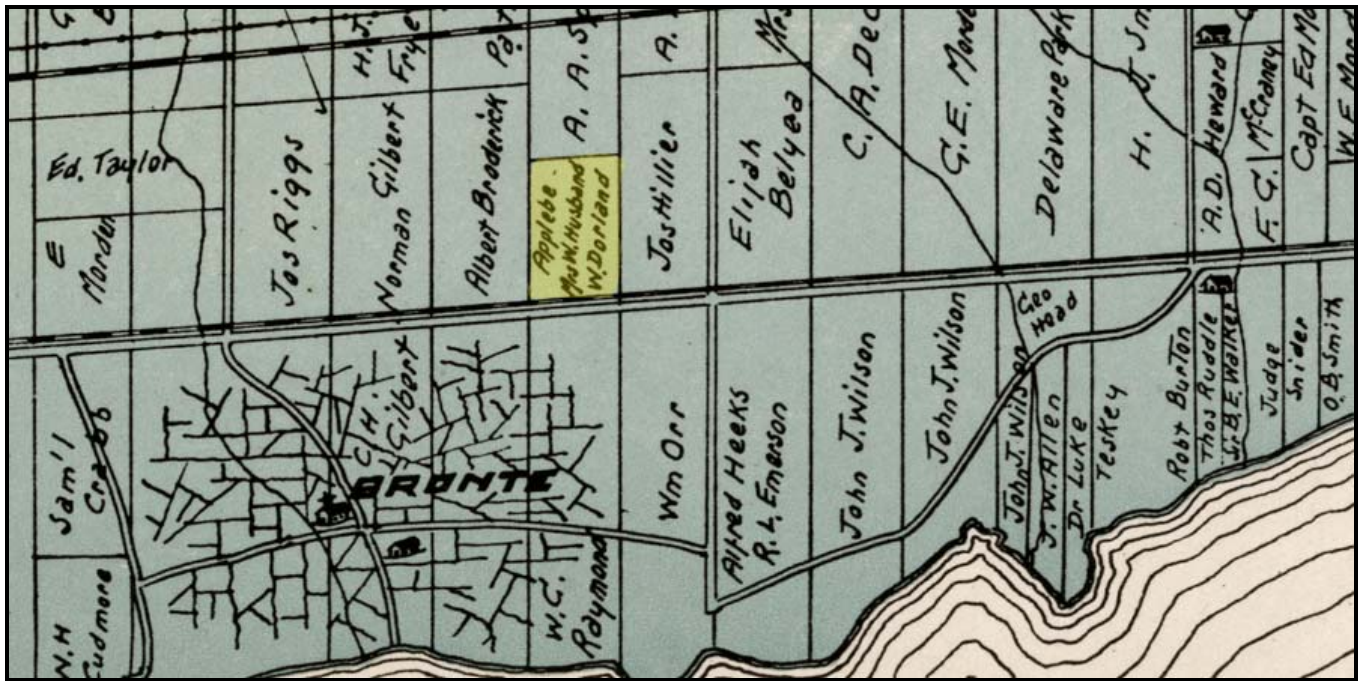
¹² 1861 Census of Canada

¹³ Several of Peter's brothers are named Benjamin, Henry, and Emanuel; as are his sons.

¹⁴ LRO Instrument 3519, being a Bill and Sale, dated February 4, 1882, between Henry Dorland et al. and Emanuel Dorland; LRO Instrument 3619, being a Bill and Sale, dated May 20, 1882, between Henry Dorland et al. and David Harris.

Emanuel Dorland (1828-1903), also sometimes spelled Emanuel or Emmanuel, was one of Peter Dorland's brothers. He was born in Grimsby to George and Mary Dorland. It is possible Emanuel was running the farm during this time, as it is indicated that those in charge of the estate (Henry, Benjamin, and Samuel Dorland) were all mariners.¹⁵ In the 1891 census, Emanuel, his wife Ellen, and their children are listed as living and farming the property, in a wooden, one-storey house with 5-6 rooms. Therefore, the house in the map is likely a wooden structure that predates the subject house.

Emanuel Dorland died in 1903, and his will split his east portion of the Dorland farm between his son, Walter, and his daughter, Sarah (Husband). Walter inherited the west portion of the southeast half, approximately 18 acres.¹⁶ Walter likely inherited the side with the family home, as his mother is shown as living with him and his family on the farm by 1911.¹⁷



By 1917, the land was split roughly into three: the west portion was owned by the Applebes (Appelbes), the middle was owned by Walter and Velma Dorland, and the east was owned by Sarah and William Husband. Source: 1917 Guidal map

The Dorland family appears to have remained living in the original wooden farmhouse; until 1917, Walter Dorland and his family are listed as living in a house worth \$300 in the assessment rolls.¹⁸ By 1919, the year after the Dorlands sold their 18 acres to Reverend James Chapman, a house was under construction and worth \$900. Its value then rises to \$1,200, indicating the house finished in 1920 is our subject property and was built under the ownership of James Chapman. The original Dorland farmhouse was likely demolished, as the two wooden houses that remained west of the subject property were both already standing at the time the subject house was built.¹⁹

¹⁵ LRO Instrument 3519: "Henry Dorland, Samuel Dorland, and Benjamin Dorland, all of the Town of Bronte in the County of Halton and Province of Ontario, Mariners, sons and brother-at-law of Peter Dorland..."

¹⁶ Technically it was left for Emanuel's wife and son. LRO Instrument 10113, being a Probate of Will, of Emanuel Dorland, who left his land to his wife, Ellen, and his son, Walter.

¹⁷ 1911 Census of Canada

¹⁸ Oakville Public Library, Township of Trafalgar Assessment Rolls, 1897-1899, 1910-1925

¹⁹ Oakville Public Library, Township of Trafalgar Assessment Rolls, 1897-1899, 1910-1925; aerial photographs show the subject house alongside two wooden houses to the west

Reverend James Chapman was a Baptist priest, who bought the property and turned to farming, listing his job as 'farmer' when he lived on the property.

1921	1921	1921	1921	1921	1921	1921	1921	1921	1921	1921
Chapman James	Edith	George	Harold	William	Edith	George	Harold	William	Edith	George
Wife	Son	Son	Son	Wife	Son	Son	Son	Son	Son	Son
England	Canada	Canada	Canada	Canada	Canada	Canada	Canada	Canada	Canada	Canada

1921 census data showing James Chapman in a brick house. Source: 1921 Census of Canada

James Chapman was born in 1866 in England.²⁰ The family moved to Canada in 1875; his brother John died on the ship coming over.²¹ The family appears to have moved to Trafalgar Township in the Bronte area. His father, George, was listed as a farmer in the 1881 census. By 1891, James was noted as farming alongside his father.²² However, he then went to school for theology at McMaster University and graduated in 1899.²³ He then served as a pastor in Barrie, Burlington, and Brantford, among other places. In 1900, James and Edith Vanzant, born in Stouffville in 1879, got married.²⁴ On their marriage certificate he is listed as a clergyman.

The Chapmans purchased the subject property and land in 1918. By 1919 they were building the subject house and it was completed in 1920. By the 1921 census he listed his job as 'farmer' once again; since he grew up farming he would have had the knowledge to take on the career. However, the Chapmans didn't stay long, and they moved on in 1923, when they sold the house and 18 acres to Oliver and Rachel Flett. Chapman then retired around 1933, and he and his family moved to Hamilton and Burlington. He died in 1938.²⁵

Name	Address	Occupation	Structure	Value
Chapman Rev. Jas	Bronte	53 B.A.R. Fruit grower	3 L.D.S	1918
Husband Mrs W.	Bronte	81 A. Married	3 L.D.S	1918
William	53	A.R.A Farmer		
Wake George	50	A.R.A Farmer	3 L.D.S	12 3/4 12 3/4
Appleby Mrs E.A.	Dorville	81 A. Widow	3 L.D.S	21 21

1920 assessment roll showing James Chapman at the top, now with the subject property. The Husbands did not yet have a house on their half of the land; and the Applebe half was split into two, each with a \$700 structure on the property.

The Fletts lived in the subject house for several years. Oliver was a druggist and never listed his job as a farmer; it is possible at this time someone was renting the farmland or using it for something else. The Fletts fell behind on their mortgage to a local farmer, John Wilson, who took over the land after missed payments. Wilson also owned land on the west side of the lot. The west half had once been split from the Dorlands farm and sold to

²⁰ Ancestry.ca, 1871 England census
²¹ Ancestry.ca, "James Chapman"
²² 1891 Census of Canada
²³ "Burlington Historical Society, A Walk in Greenwood" <https://burlingtonhistorical.ca/wp/wp-content/uploads/media/greenwood/Chapter-14-More-Ministers.pdf>
²⁴ Ancestry.ca, Archives of Ontario; Toronto, Ontario, Canada; Registrations of Marriages, 1869-1928; Series Number: Ms 932; Reel: 105
²⁵ Ancestry.ca, "James Chapman"

David Harris; it was then split again between Eliza Appelbe's family, and her son Cecil took 12 acres and she took around 20.²⁶

John Wilson began renting Eliza Appelbe's larger 20-acre portion around 1920 and purchased it in 1922.²⁷ However, the records about this John Wilson are confusing; according to the 1931 census, this John Wilson was born in Ireland and married to Johanna Cromby; they are listed as living on the portion in the 1931 census, and listed together in the assessment rolls.²⁸ However, another John Wilson in the area, John Wilson Jr., was a well-known dairy farmer who operated the Gilbrae Dairy down the road. When he died in 1941, his executors sold off this portion of land to the Alwards.²⁹ Therefore, it is unclear how John Wilson the Irish farmer was on the land and listed as the owner in assessment rolls, when it was then sold by a different John Wilson to the Alwards. Therefore, it remains unclear which John Wilson owned the land, subsequently, which gave a mortgage to the Fletts for the subject property.

Either way, a John Wilson then put up the subject property for auction in 1932 but no one bid on it; after that, John Parnaby and his wife Kate purchased it to add to their growing holdings on the west side of the lot.³⁰

John Parnaby had purchased the 12 acres west of the subject house in 1925 and was listed as a fruit farmer.³¹ At this point he was older and had already worked first as the gardener and then chauffeur of the well to-do Marlatt family in Oakville. In a memory written by one of the Marlatts, they said: "John Parnaby made himself generally indispensable in driving and looking after the horses and garden. Later, Father had him taught the mysteries of the automobile, and he became our invaluable chauffeur as well."³² He married Kate Saxby in 1918, when they were both 30.³³ He's listed as a chauffeur on their marriage license.

John Parnaby was farming approximately 30 acres on the lot by 1932 and likely had moved from the small wooden house he'd been in into the brick subject house when he purchased the Flett land.

²⁶ Confusingly, two John Wilsons appear to be the owner of the property: John Wilson Jr., owner of Gilbrae Dairy, had his executors (including his wife Harriett) sell the land after his death; however, in the assessment rolls and census data, it appears to be a different John Wilson, with a different group of children and wife. They are not renters, but listed as 'owners'. The discrepancy remains unclear.

²⁷ Oakville Public Library, Township of Trafalgar Assessment Rolls, 1897-1899, 1910-1925

²⁸ Ibid.

²⁹ LRO Instrument 20076, being a Grant, dated September 17, 1942, between Alexander and Donald Wilson, and Theo and Alice Alward.

³⁰ LRO Instrument 17730, being a conveyance, power of sale, dated June, 1932, between John Wilson and John Parnaby.

³¹ 1931 Census of Canada; LRO Instrument 15313, being a Grant, dated April 1925, between Mary Wake and John Thomas Parnaby, for approximately 12 acres.

³² Ahern, Frances Robin, *Oakville: A Small Town (1900-1930)*. Oakville: The Oakville Historical Society, 1981, pg. 190

³³ Ancestry.ca marriage certificate between John Parnaby and Kate Saxby



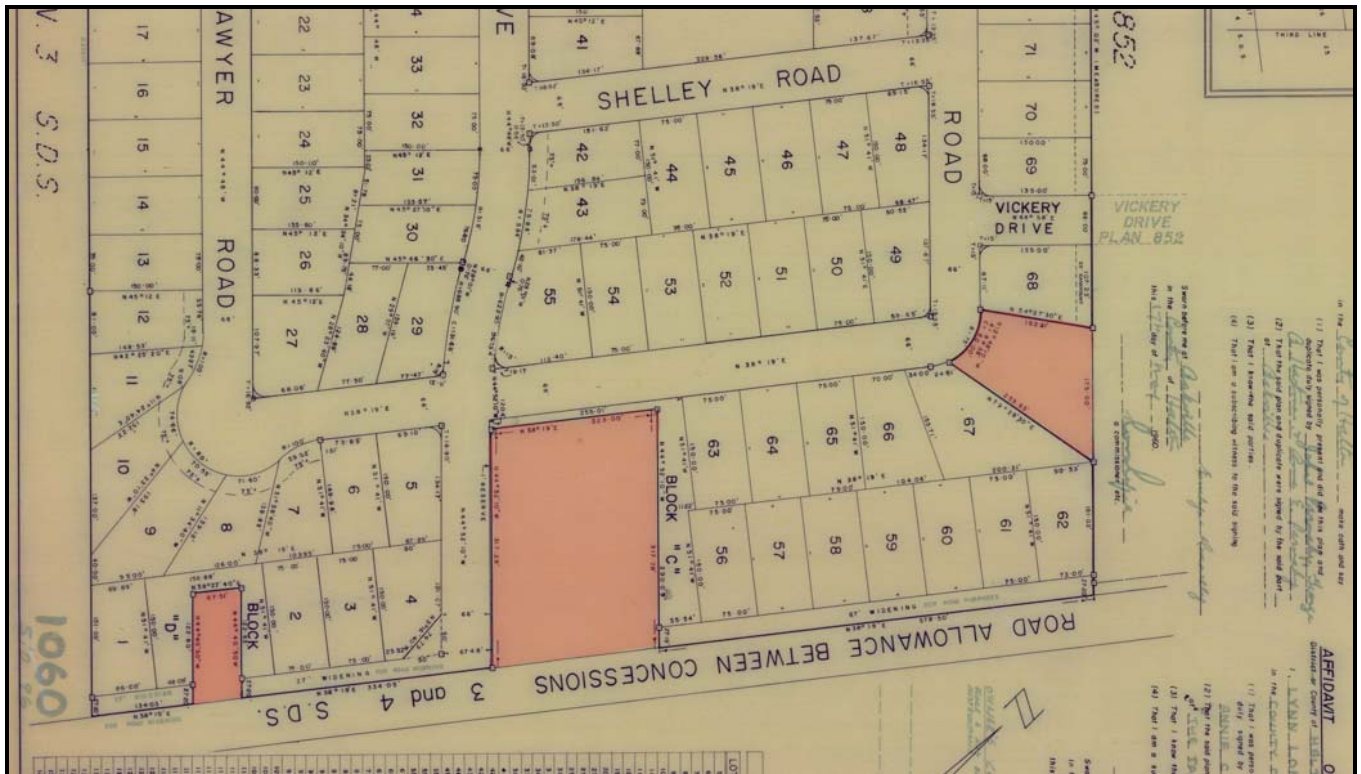
This photo was taken circa 1950s, but the lot was historically split into these four, from left to right, when the house was built:

- Red: Mrs. Applebe and then John Wilson
- Purple: Cecil Applebe and later John Parnaby
- Orange: Walter Dorland and then James Chapman and then John Parnaby (subject house)
- Yellow: Sarah and William Husband

John and Kate Parnaby sold some of their surrounding land to RDA Builders in 1956; it was then part of a 1960 subdivision plan known as Rebecca Gardens. The subject house was initially carved out—along with some land—as well as the house to the east (owned by Sarah Husband, the daughter of Emanuel Dorland), and the house to the west.

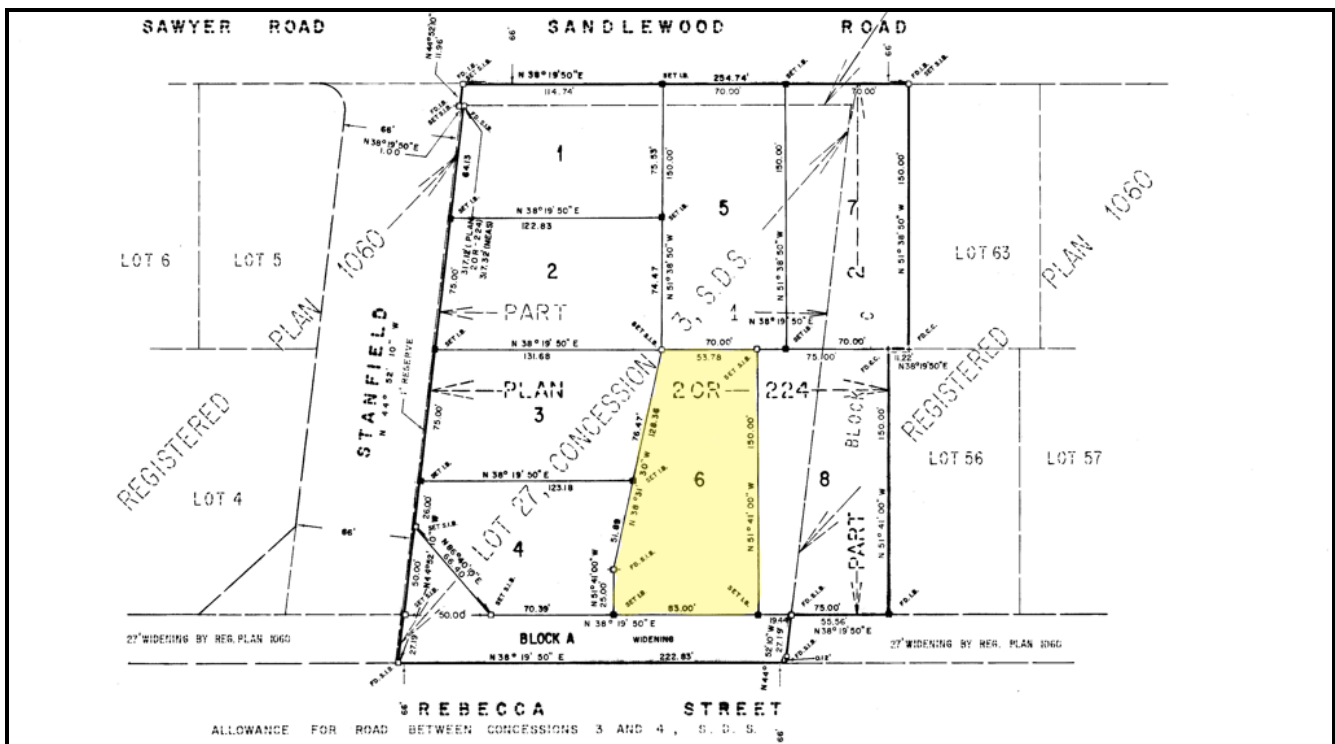


The house highlighted in yellow in an aerial from 1959. The house had an outbuilding (also highlighted). Source: McMaster Aerial Photography Library



A portion of a 1960 subdivision plan for 'Rebecca Gardens'; the red squares are where the historic houses were standing, with the subject property in the central rectangle with surrounding land. *Source: Town of Oakville planning files*

John Parnaby died in 1969; the house and remaining land was sold by the executors of his will to Ian Brockway and Grant Redshaw, who subdivided the land into eight smaller lots, with the subject house remaining, in 1972. From 1985 until 2015, the house had the same owner.



The modern lot, with the historical subject house, highlighted in yellow. *Source: Town of Oakville planning files*

In summary, the subject property has historical value for its connection to the surrounding fruit farm industry, which was a large economic driver in the early 1900s around the Oakville area. The house was built by James Chapman, who farmed the lot, which had been farmed by the Dorlands before him since 1842. The house was then owned by John and Kate Parnaby, who continue to farm it until they sold off a large part of the land in 1956.

Contextual Value

The subject property has cultural heritage value because it is physically and historically linked to its surroundings. The house is one of a few remaining historic farmhouse structures in the area. It was built in an area that used to be filled with large fruit farms and orchards, which were main economic drivers in the area. The house stands in its original location and is directly linked to farming families from the area and stands as a reminder of the agricultural history of Oakville and Bronte communities.

The streetscape of the area consists of some mature trees and moderate sized lots which contain medium to large sized houses, mostly from the 1950s and 60s when the surrounding farmland was sold off for development as part of the post-Second World War building boom.



2024 view of Rebecca Street, looking east. The subject property is on the left behind the white fence. *Source: Google Street View*



2024 view of Rebecca Street looking west. The subject house is to the right where the large trees are located. *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 property is a representative example of an Edwardian Classicism brick farmhouse.	Y
ii. displays a high degree of craftsmanship or artistic merit;	The property does not display a high degree of craftsmanship.	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 is associated with the theme of agriculture and fruit farming, which played a significant role in the development of the Bronte and Oakville 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 or have a strong potential to yield 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.	There are no known connections to an architect, artist, builder, designer or theorist who is significant to a community.	N
3. The property has contextual value because it:		
i. is important in defining, maintaining. Or supporting the character of an area;	The subject house is not important in defining, supporting and maintaining the character of the area.	N
ii. is physically, functionally, visually, or historically linked to its surroundings;	The property is physically and historically linked to its surroundings. It contributes to the understanding of the local communities of Bronte and Oakville, and the long history of fruit farming and orchards in the area.	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 property at 2167 Rebecca Street is located on Rebecca Street between Stanfield Drive and Sabel Street. The property contains a circa 1920 two-and-a-half storey brick house known as the Chapman House.

Design Value or Physical Value:

The Chapman House has design and physical value as a representative example of an Edwardian Classicism brick farmhouse. Edwardian architecture emerged in the early 1900s as a reaction against busy Victorian architecture. The style emphasized simplified, balanced, and formal composition, which can be seen in this 1920 house. The house includes numerous features of the Edwardian style, such as its: large, square form and massing with hipped roof, smooth red brick cladding with minimal decoration, segmentally-arched windows with one-over-one style windows; roof dormers with Palladian style windows, and a wide front porch with square wooden columns and railings. The house retains almost all its original exterior features and is a strong representative example of its architectural style.

Historical Value or Associative Value:

The Chapman House has historical value because it is directly associated with the theme of agriculture and fruit farming. This area was well-known for its fruit farm industry, which was a large economic driver in the early 1900s around the Oakville area. The house remains as a link to this rural and agricultural past as one of the only remaining historic buildings in the area associated with the farms that once dotted the landscape.

Contextual Value:

The Chapman House has cultural heritage value because it is physically and historically linked to its surroundings. The house is one of a few remaining historic farmhouse structures in the area. It was built by a local fruit grower and farmer in an area that used to be filled with large fruit farms and orchards. The house stands in its original location and is directly linked to farming families from the area and stands as a reminder of the agricultural history of Oakville and Bronte communities.

Description of Heritage Attributes

Key attributes of the property at 2167 Rebecca Street that exemplify its cultural heritage value as an Edwardian Classicism style farmhouse, as they relate to the west, south and east elevations of the original two-and-a-half-storey house, include:

- Square form and massing with hipped roof and wide one-storey front porch;
- Hip-roofed dormers with Palladian style windows;
- Smooth red brick cladding;
- Historic fenestration of the windows and doors with segmentally-arched openings, including brick voussoirs and concrete sills;
- The presence of one-over-one wooden windows on the first and second storeys;
- The presence of an Edwardian Classicism style wooden front door;
- The front porch that runs the width of the house with shed roof and small central gable, brick plinths with square, tapered wooden columns, and wooden railings with square pickets; and
- Wooden porch ceiling and wooden soffits.

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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