



OAKVILLE

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2024-175

A by-law to designate the James and Katherine Taylor House at 2374 Sovereign 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 James and Katherine Taylor House;

WHEREAS the council of the Corporation of the Town of Oakville, by resolution passed on September 24, 2024, has caused to be served on the owner of the lands and premises at 2374 Sovereign Street, Oakville, ON and upon the Ontario Heritage Trust, notice of intention to designate the James and Katherine Taylor House 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 October 28, 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 9th day of December, 2024

MAYOR

CLERK

SCHEDULE "A" TO
BY-LAW 2024-175

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

James and Katherine Taylor House
2374 Sovereign Street
PCL 163-1, SEC M7; LT 163, PL M7; OAKVILLE

SCHEDULE "B" TO
BY-LAW 2024-175

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Description of Property

The property at 2374 Sovereign Street is located on the south side of Sovereign Street, east of Jones Street and west of Nelson Street in Bronte. The property contains a one-and-a-half storey frame house known as the James and Katherine Taylor House.

Statement of Cultural Heritage Value or Interest

Design and 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 and 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 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 siding.