



OAKVILLE

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2025-025

A by-law to designate the Chapman House at 2167 Rebecca 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 Chapman House;

WHEREAS the council of the Corporation of the Town of Oakville, by resolution passed on November 25, 2024, has caused to be served on the owner of the lands and premises at 2167 Rebecca Street, Oakville, ON and upon the Ontario Heritage Trust, notice of intention to designate the Chapman House at 2167 Rebecca 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 January 2, 2025, 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 3rd day of February, 2025

MAYOR

CLERK

SCHEDULE "A" TO
BY-LAW 2025-025

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

Chapman House
2167 Rebecca Street
PLAN M70, LOT 6; OAKVILLE
PIN: 24853-0097

SCHEDULE “B” TO
BY-LAW 2025-025

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

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.

Statement of Cultural Heritage Value or Interest

Design and 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 and 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.