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December 16, 2024

VIA EMAIL

Ontario Heritage Trust
10 Adelaide Street East
Toronto, Ontario M5C 1J3
registrar@heritagetrust.on.ca

RECEIVED
2024/12/18
(YYYY/MM/DD)
Ontario Heritage Trust

**Subject: Heritage Designation
By-law 2024-176
Percy and Olive Joyce House
2370 Sovereign Street, Oakville, Ontario**

Enclosed please find a copy of the Heritage Designation notice and a copy of By-law 2024-176 served upon you in accordance with Section 29(8) of the *Ontario Heritage Act*, R.S.O. 1990, c. 0.18, as amended.

Sincerely,

Francesca Piazza
Legislative Coordinator

Encls.

cc: V. Tytaneck, Town Clerk
D. Perlin, Assistant Town Solicitor
K. Biggar, Manager - Policy Planning and Heritage
C. Van Sligtenhorst, Supervisor - Heritage Conservation

HERITAGE DESIGNATION BY-LAW

On December 9, 2024, Oakville Town Council resolved to pass By-law 2024-176 to designate the following property under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended, as a property of cultural heritage value and interest:

Percy and Olive Joyce House
2370 Sovereign Street
PCL 164-1, SEC M7; LT 164, PL M7; OAKVILLE

In accordance with Section 29(8) of the *Act*, any person who objects to the By-law may appeal to the Ontario Land Tribunal by forwarding to the Tribunal and the Town Clerk (at the Town of Oakville, Clerk's department, 1225 Trafalgar Road, Oakville, ON L6H 0H3 or at TownClerk@oakville.ca) within 30 days after the date of publication on the Town's website, a notice of appeal setting out the objection to the By-law and the reasons in support of the objection, accompanied by the fee charged by the Tribunal. A copy of the appeal form is available from the Ontario Land Tribunal website at <https://olt.gov.on.ca>. The last date to appeal this By-law is January 15, 2025.

Further information regarding this designation is available from the Town of Oakville. Any inquiries may be directed to Carolyn Van Sligtenhorst, Supervisor of Heritage Conservation at 905-845-6601, ext. 3875 (TTY 905-338-4200), or by email at carolyn.van@oakville.ca.

Issued at the Town of Oakville on December 16, 2024.



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2024-176

A by-law to designate the Percy and Olive Joyce House at 2370 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 Percy and Olive Joyce 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 2370 Sovereign Street, Oakville, ON and upon the Ontario Heritage Trust, notice of intention to designate the Percy and Olive Joyce 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

Rob Burton

Mayor

Andrea Holland Acting Town Clerk

SCHEDULE "A" TO
BY-LAW 2024-176

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

Percy and Olive Joyce House
2370 Sovereign Street
PCL 164-1, SEC M7; LT 164, PL M7; OAKVILLE

SCHEDULE "B" TO
BY-LAW 2024-176

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Description of Property

The property at 2370 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 Percy and Olive Joyce House.

Statement of Cultural Heritage Value or Interest

Design and Physical Value

The Percy and Olive Joyce 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 some two-over-two and one-over-one 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 and Associative Value

The Percy and Olive Joyce 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 long-term owner, the Joyce family, who contributed to the local Bronte community in a variety of ways.

Contextual Value

The Percy and Olive Joyce 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 2370 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 Percy and Olive Joyce 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;
- The presence of one-over-one windows matching the style of the original windows; and
- The presence of horizontal siding.