



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **[www.heritagetrust.on.ca](http://www.heritagetrust.on.ca)**.

---

Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **[www.heritagetrust.on.ca](http://www.heritagetrust.on.ca)**.



OAKVILLE

December 16, 2024

VIA EMAIL

Ontario Heritage Trust  
10 Adelaide Street East  
Toronto, Ontario M5C 1J3  
[registrar@heritagetrust.on.ca](mailto:registrar@heritagetrust.on.ca)

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

**Subject: Heritage Designation  
By-law 2024-175  
James and Katherine Taylor House  
2374 Sovereign Street, Oakville, Ontario**

---

Enclosed please find a copy of the Heritage Designation notice and a copy of By-law 2024-175 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 2024-175 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:

James and Katherine Taylor House  
2374 Sovereign Street  
PCL 163-1, SEC M7; LT 163, 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](mailto: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](mailto:carolyn.van@oakville.ca).

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



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 9<sup>th</sup> day of December, 2024

\_\_\_\_\_  
Rob Burton

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Andrea Holland Acting Town 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 19<sup>th</sup> and early 20<sup>th</sup> 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 20<sup>th</sup> 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 20<sup>th</sup> 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 19<sup>th</sup> and early 20<sup>th</sup> 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 20<sup>th</sup> 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.