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THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2024-177

A by-law to designate the Elisha and Christina Grice House at 2366 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 Elisha and Christina Grice 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 2366 Sovereign Street, Oakville, ON and upon the Ontario Heritage Trust, notice of intention to designate the Elisha and Christina Grice 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

CERTIFIED TRUE COPY



Andrea Holland
By Delegated Authority

SCHEDULE "A" TO
BY-LAW 2024-177

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

Elisha and Christina Grice House
2366 Sovereign Street
PCL 165-1, SEC M7; LT 165, PL M7; OAKVILLE

SCHEDULE "B" TO
BY-LAW 2024-177

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Description of Property

The property at 2366 Sovereign Street is located on the south side of Sovereign Street, east of Jones Street, north of Lakeshore Road West, and west of Nelson Street in Bronte. The property contains a one-and-a-half storey frame house known as the Elisha and Christina Grice House.

Statement of Cultural Heritage Value or Interest

Design and Physical Value

The Elisha and Christina Grice House has design and physical value as a modest and vernacular example of a Dutch Colonial Revival style house. The house may have been designed and built locally or could have been a kit house from a mail-order company. The one-and-a-half storey L-shaped house has an intersecting Gambrel roof, the most recognizable feature of the Dutch Colonial Revival style house. The simple frame house has a two-bay façade and contains historic one-over-one wood windows and wood trim throughout. 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 Elisha and Christina Grice 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 owners, the Grice, Bray and McKeil families, who contributed to the local Bronte community in a variety of ways.

Contextual Value

The Elisha and Christina Grice 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 2366 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 property at 2366 Sovereign Street that exemplify its value as an early 20th century vernacular Dutch Colonial Revival house, 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 low massing of the structure with its Gambrel roof;
- The fenestration of the first storey on the front elevation with a single front entrance door accompanied by a larger window;
- The presence of one-over-one windows matching the style of the original windows; and
- The presence of horizontal siding.