

APPENDIX B

Cultural Heritage Evaluation Report Guess House 329 Douglas Avenue, Oakville, Ontario



Circa 1913 photo of the Guess house at 329 Douglas Avenue. Source: 1913 Brantwood promotional booklet, Cumberland Land Company Ltd. and W.S. Davis

Town of Oakville
Heritage Planning
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1. Executive Summary

The purpose of this Cultural Heritage Evaluation Report, or CHER, is to determine if the subject property merits designation under Part IV, section 29 of the *Ontario Heritage Act* (OHA). A Cultural Heritage Evaluation Report (CHER) provides an overview of the property based on primary and secondary research and visual inspection of the property. It also includes an evaluation against the prescribed criteria of Ontario Regulation 9/06, including design/physical value, historical/associative value, and contextual value. This CHER also includes a draft Statement of Significance and identification of heritage attributes.

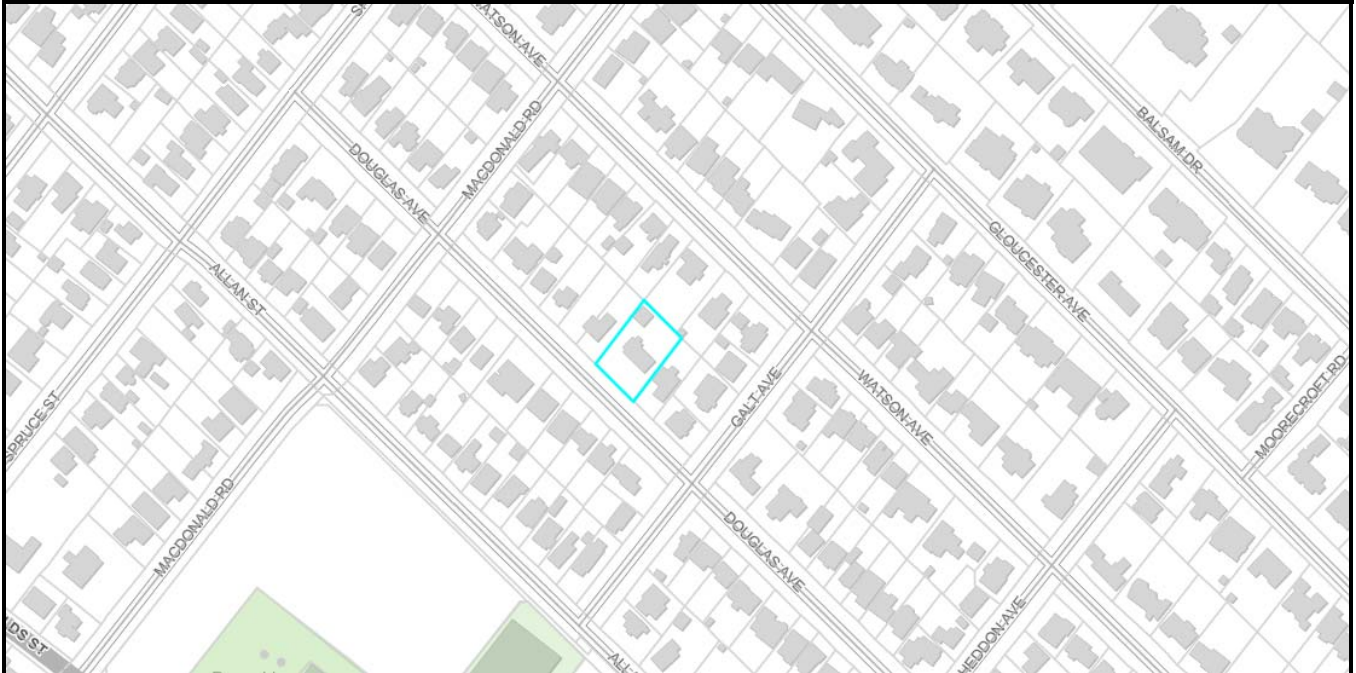
The designation of heritage properties is legislated by the OHA and is supported at a provincial level by the Provincial Policy Statement (2020) and the Growth Plan for the Greater Golden Horseshoe (2019). The conservation of cultural heritage resources is also supported by the Region of Halton Official Plan, the Livable Oakville Plan, the North Oakville East Secondary Plan, and the North Oakville West Secondary Plan.

The house at 329 Douglas Avenue is located on the east side of Douglas Avenue between Macdonald Road and Galt Avenue. The property is located within the territory covered by Treaty 14, which was signed in 1806 between the Mississaugas and the British Crown. The property was added as a 'listed' property to Oakville's *Register of Properties of Cultural Heritage Value or Interest (NOT Designated)* in 2009 for its potential cultural heritage value for its 1910 Tudor Revival architectural style that helped to set the aesthetic of the Brantwood neighbourhood.

This CHER has evaluated the property in accordance with the requirements of the OHA and finds that the property meets four of the criteria of Ontario Regulation 9/06. It is therefore recommended that the property be designated under Part IV, section 29 of the OHA.

2. Subject Property

The property at 329 Douglas Avenue is located on the east side of Douglas Avenue between Macdonald Road and Galt Avenue, made up of two original subdivision lots. The property is located within the territory covered by Treaty 14, which was signed in 1806 between the Mississaugas and the British Crown. It was historically a part of the Third Concession South of Dundas, Lot 12. After being purchased by Charles Anderson in the early 1800s, the subject property became a part of the Anderson farm until it was subdivided into the Brantwood Survey in 1907. The property contains a detached 2 ½-storey house, built circa 1910.



Location map: Subject property is outlined blue. 2023. Source: Town of Oakville GIS

Legal description: LOTS 170 and 171, PLAN 113; TOWN OF OAKVILLE

3. Background Research

Design and Physical Value

The subject building at 329 Douglas Avenue is a 2 ½-storey house with a brick first storey and a roughcast half-timbered second and third storey. Roughcast cladding is a method of building where walls are constructed of timber frames and the spaces are filled with material such as stone, brick or stucco¹. The house has architectural value as an example of a Tudor Revival house with Craftsman influences, as well as for its historic low lakestone knee wall, which dates from between 1910 and 1913. It is one of the earliest houses built in the Brantwood neighbourhood.



West elevation (front) of the house, 2023. Source: Town of Oakville Planning Services Staff

Craftsman Style (1890-1940)

The Arts and Crafts movement, which inspired Craftsman architecture, began in Britain as a reaction to the rapid growth of industry and the dehumanization of society that resulted from the sudden restructuring of the population to accommodate large factories.² The movement spread to North America and many structures built

¹ Mikel, Robert. *Ontario House Styles: The distinctive architecture of the province's 18th and 19th century homes*, pg. 125

² *Ibid.*, pg. 101

between 1890 and 1940 demonstrate Arts and Crafts influenced architectural details.³ Generally, the goal of the residential Arts and Crafts movement was to portray the house as a place of serenity, with a focus on the home as part of the natural environment.⁴

Characteristics of Arts and Crafts inspired residences can include: a combination of cladding materials ranging from brick, stone, stucco, shingles, and horizontal wood cladding; wide verandahs or porches sometimes created through an extension of the main roof; dormer windows and wall gables; small paned casement windows, recessed entrances typically under porches, exposed rafter tails or brackets, and asymmetrical façades.

Tudor Revival (1890-1930)

Most often modelled after rural cottages and country manor houses of the Tudor period of England (1485-1603), houses with Tudor Revival elements call back to Medieval cottage architectural styles. During the early- to mid-1900s, elements from this style were often incorporated into Craftsman homes.⁵ Some common elements are steeply pitched roofs, cross gables and dormers, half-timbering on upper floors with a contrasting base of brick, casement windows, and window lintels that imitate stone or hewn timbers.

Property Landscape

An important element of this house is how it was built into the landscape. In the 1913 photo, one can see that the property retained several mature trees that the house was built around. The concept of returning to nature and living in a simpler way are important philosophies of the Arts & Crafts movement. One of the most noticeable elements of the property that is indicative of the Arts & Crafts architectural movement is the lakestone knee wall and its accompanying columns that borders the property along the road. It was originally dry-laid stone with vertical pieces along the top, which lends a rustic air to the property. Mortar has since been added between some of the stones. This wall extends to the original six lots, on Douglas and on Watson Avenue.



The west elevation of the house (front façade) on the left showing the multi-sloped roof, front gables, and asymmetrical appearance. The image on the right shows one of the dormers on the south elevation. Note the sloped asymmetrical roofline. 2023. Source: Town of Oakville Planning Services Staff

³ Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms 1784 to Present*, pg. 102

⁴ Mikel, Robert. *Ontario House Styles: The distinctive architecture of the province's 18th and 19th century homes*, pg. 105

⁵ *Ibid.*, pg. 125

Summary

The property at 329 Douglas Avenue features many Tudor Revival elements in an Arts and Crafts style. It has a steep multi-sloped gable roof, with several dormers that create an asymmetrical façade. The roof is gabled at the front and back, and it has two large dormers on the north side of the house, both with three window rows. The house has brick cladding with a running bond on the first storey, and half timbering, including stucco and wood elements, on the second and third storeys. The house also has two brick chimneys with stone caps.



2023 image of brick pattern and stucco and wood siding of the house. Some exposed beams are visible under the roof line. *Source: Town of Oakville Planning Services Staff*

The front entry is recessed under exposed beams, and there are flared eaves on the dormers and the entry, a common element of Tudor Revival houses.



Recessed entry with exposed beams, 2023. Source: *Town of Oakville Planning Services Staff*

Many of the windows and their placements on the north, west, and south elevations are in groups of two or three, a standard for Tudor Revival homes. This can be seen in the image above as well on the west elevation (front façade). The house includes a mix of historic and contemporary wood casement windows with leaded glass in diamond and rectangular patterns. The windows have wooden sills and trimwork.



One example on the house where two sets of three-row windows can be seen, north elevation, 2023. Source: *Town of Oakville Planning Services Staff*



Close ups of some of the windows showing the diamond pattern and wooden casements and sills under the newer storm windows, 2023.
Source: Town of Oakville Planning Services Staff

Of note is the original lakestone knee wall at the front of the property that continues on neighbouring lots, following the original boundaries of the three lots owned by the Guess family on Douglas and along the three lots on Watson Avenue from the original parcel.



Lakestone pillars at the footpath entrance to the property, 2023. These can be seen along other historical entrances on both Douglas and Watson Avenues as part of this knee wall.
Source: Town of Oakville Planning Services Staff



Lakestone wall from the street in front of the subject property, 2023. Note the vertical decoration that runs along the top also made of lakestone. *Source: Town of Oakville Planning Services Staff*



The same wall continued onto Watson Avenue, 2023. *Source: Town of Oakville Planning Services Staff*

Not of cultural heritage value are the detached two-car garage and the two-storey stucco-clad rear addition, both built in 2006.



Rear addition, 2023. Source: Town of Oakville Planning Services Staff



Two-car garage can be seen to the left of the house. Source: Town of Oakville Planning Services Staff

Lot and Property History

The house was built on Lot 170 and 171 of Plan 113 around 1910⁶. Lot 169 to the south and Lots 198, 199, and 200 on Watson Avenue were also owned by the original owner. Lots 198, 199, and 200 were not built on before the second property owner sold them in 1921.⁷ Lot 169 remained a part of the subject property for several decades and was eventually sold in 1969.⁸

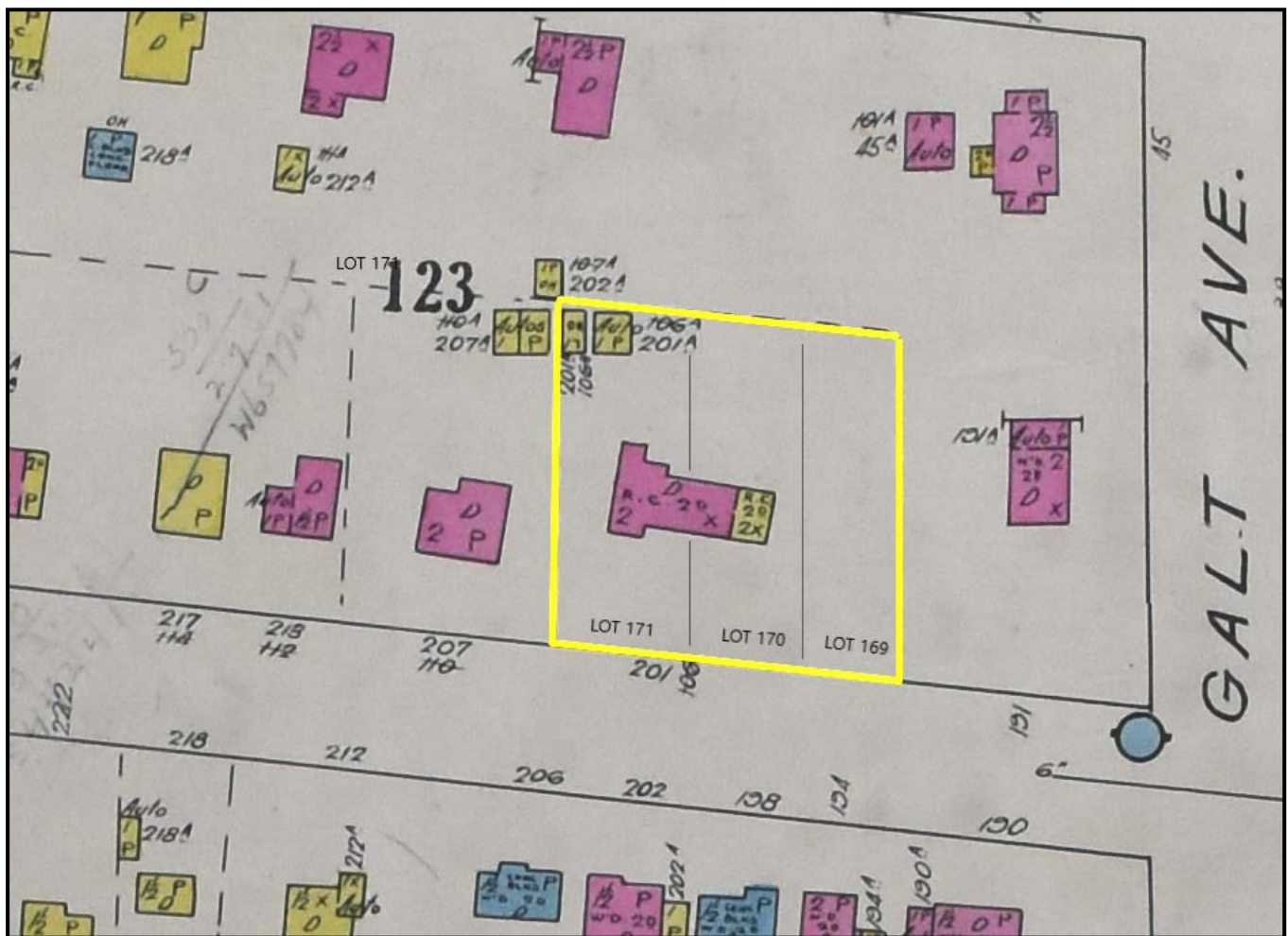


Lot map showing the six lots (171, 170, 169 and 198, 199, and 200) that were a part of the original parcel of land. The three lots on Watson Avenue were sold in 1921 and Lot 169 remained as part of the property until the 1960s. Source: OnLand Property Search

⁶ Oakville Public Library, 1910 Town of Oakville Assessment Roll. Shows the letter “B” indicating it is built upon, and value of the buildings is \$3,500

⁷ Oakville Public Library, 1912 Town of Oakville assessment roll

⁸ LRO Instrument 283608, being a Grant dated October 15, 1969, between Edna Guess and Oakville Developments Ltd; notes state it is Lot 169 only. According to 1949 fire insurance map there is no building in that year, but undetermined if built on at time of sale.



1932 fire insurance map showing the property, outlined in yellow with lot approximations. The house is on Lots 170 and 171, with Lot 169 as vacant yard space. Two small outbuildings, one that says 'auto', can be seen in top left corner. Source: Underwriters' Survey Bureau, Insurance Plan of the Town of Oakville. Toronto: Underwriters' survey Bureau, 1932.

A photo of the house in its final building stages was published in the 1913 Brantwood promotional brochure. Another photo was taken in 1929. Using these images, we can compare against the present for obvious changes, such as the different garage. However, many original elements remain intact.



Photo of the house in 1929, published in the Toronto Star. One can see that several original elements are still intact, such as the half-timbering and the low lake stone knee wall. Source: Toronto Public Library – Toronto Star Photograph Archive

The house at 329 Douglas retains many of its unique external heritage features, such as:

- The massing and form of the 2 ½-storey building with its asymmetrical façade with sloped roof, and the shape of the multi-sloped roofs, gables, and dormers on all four elevations;
- Brick cladding with running bond pattern on the first storey;
- Half timbering cladding, including stucco and wood elements, on the second and third storeys;
- Recessed front entry under exposed beams;
- Flared eaves on the dormers and recessed entry;
- Fenestration of the north, west, and south elevations;
- Wood casement windows with leaded glass;
- Wood window sills, and;
- Two brick chimneys with stone caps

Property features of note include:

- Low lake stone knee wall at the property boundary

Historical and Associative Value

The house at 329 Douglas Avenue is located on lands that were part of the traditional territory of the Mississaugas of the Credit First Nation. In 1805, the Mississaugas and the British Crown reached an agreement in which the Mississaugas ceded almost 71,000 acres of land. In return they were given £1000 of trade goods, promised the sole right of the fisheries in the Twelve Mile Creek, Sixteen Mile Creek, and the Credit River, and land on the banks of these waterways. The agreement was formalized with the signing of the Head of the Lake Treaty, No. 14, on September 5, 1806.⁹ The subject property is located within the territory of Treaty No. 14.¹⁰

The land outside of the waterway reserves kept by the Mississauga was divided up by the Crown. The subject area was known as the Third Concession South of Dundas Street, Lot 12,¹¹ and would later become the neighborhood of Brantwood in the 1900s. It is a narrower lot compared to the others, given that it ran alongside the edge of the Mississauga lands on Sixteen Mile Creek.



Wilmot's Trafalgar Township Survey, 1806, with Lot 12, 3rd Concession South of Dundas Street highlighted in yellow. The reserve lands along the creek are most likely the dotted lines, which Lot 12 borders and explain its narrower size in later maps. This would become the Brantwood Survey and subsequent neighbourhood. Source: Archives of Ontario

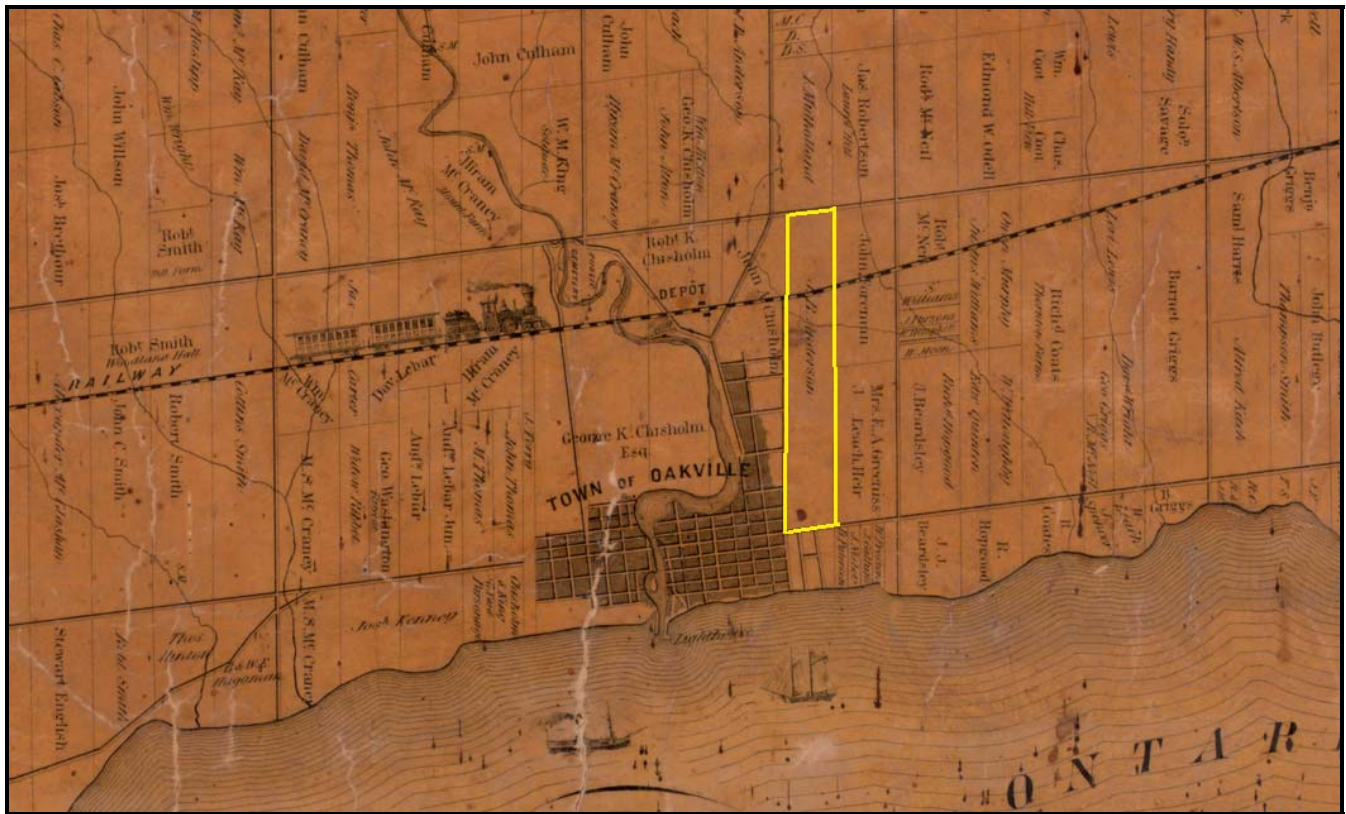
The creek lands were ceded by the Mississauga in Treaty No. 22, which was signed in February of 1820, when the Mississaugas were experiencing duress due to land encroachment, the depletion of fish stocks, and a population that was in severe decline. Treaty 22 stipulated that in exchange for ceding "about 20,000" acres of their land to the British Crown, the Mississaugas would receive a 200-acre parcel of land on the Credit River, and the profits from the sale of the remaining lands on the Twelve and Sixteen Mile Creeks.¹²

⁹ Debwewin: The Oakville Truth Project, *Treaties 2 & 23, 1820*, pg. 9

¹⁰ 1806 Wilmot Survey

¹¹ 1806 Wilmot survey and the subsequent 1858 Tremaine survey

¹² Debwewin: The Oakville Truth Project, *Treaties 22 & 23, 1820*, pg. 10



George Tremaine's "County of Halton" survey, 1858, with Lot 12, 3rd Concession South of Dundas Street highlighted in yellow. The Mississauga lands along the creek had been sold by the Crown, and the Village of Oakville was taking shape. At this time, it was owned by Joseph Brant Anderson. Source: University of Toronto

In 1808, the Crown granted Lot 12 to Samuel Fraser, an American settler.¹³ In 1810, Fraser sold the southern portion to Charles Anderson, an Irish immigrant¹⁴. When the War of 1812 between the US and Britain began, Fraser joined the American forces.¹⁵ Because of this, he was viewed as a traitor after the war and his lands were forfeit to the Crown. In 1819, this portion of Fraser's land was purchased by Charles Anderson.¹⁶ The estate was bounded by Lakeshore Road to the south, Gloucester Avenue to the east, Spruce Street to the north, and Allan Street to the west. The lands would stay in the Anderson family until 1902.

Charles Anderson was a friend of Mohawk leader Joseph Brant.¹⁷ When Charles had a son, he was given the name Joseph Brant Anderson. Joseph Brant Anderson and his wife built a log cabin on the property in 1826, close to the path that would become Lakeshore Road East. He farmed the land and built a larger house in 1836.¹⁸ It burned down in 1895 and at the time was one of the oldest frame homes in the town.¹⁹

¹³ LRO Patent, dated February 15, 1808, from the Crown to Samuel Fraser. A portion of Lot 12 was also given to William Chisholm by the Crown in 1831.

¹⁴ Oakville Historical Society, "Lot 12", from the Trafalgar Chartwell Residents' Association: <https://www.oakvillehistory.org/lot-12.html>

¹⁵ Ibid.

¹⁶ LRO Instrument 166F, being a Bargain and Sale, dated March 31, 1821, between James Baby and Charles Anderson

¹⁷ Oakville Historical Society, "Lot 12", from the Trafalgar Chartwell Residents' Association: <https://www.oakvillehistory.org/lot-12.html>

¹⁸ Ibid.

¹⁹ Ibid.

In 1831, William Chisholm, a farmer, businessman, and political figure from Nelson Township, now part of Burlington, Ontario, purchased 1,000 acres of land at the mouth of Sixteen Mile Creek from the Crown after the signing of Treaty 22.²⁰ Chisholm is widely recognized as the founder of the Village of Oakville.



Edward B. Palmer's, "Plan of Oakville, Township of Trafalgar Upper Canada 1835" Source: Oakville Historical Society

Four years after Chisholm's purchase, the area was resurveyed. Edward Palmer's 1835 "Plan of Oakville" divided large swaths of land on both sides of Sixteen Mile Creek. The Anderson land in which the 329 Douglas sits was still in the wooded northeast corner of the above map, which reads "Joseph Anderson's Property". He left it to his son Cyrus Anderson in his will in 1879.²¹

The Anderson Estate house, known as "The Grit Anchorage" faced Lakeshore Road²². Between 1897 and 1902, Anderson was the owner of a private bank located in Oakville's downtown. The Anderson bank failed when it was discovered that it had a shortage due to the misappropriation of funds.²³ The Bank of Hamilton, its principal creditor, acquired title to the Anderson farm.²⁴

To help recover their losses, the Bank of Hamilton planned a large subdivision in 1907 on what had been Anderson's farm. The Cumberland Land Company Limited, a syndicate formed by the Bank of Hamilton to subdivide and sell off the 200 acres of Anderson's land,²⁵ oversaw the project and its infrastructure—planning

²⁰ Ministry of Natural Resources, Crown Grant, wherein William Chisholm of Nelson Township purchased 1,000 acres of Crown land for £1,020, on the 25th of March 1831

²¹ LRO Instruments 46F and 1336D, both being left in their wills, dated February 23, 1829 (between Charles and Joseph Brant) and September 30, 1879 (between Joseph Brant and Cyrus).

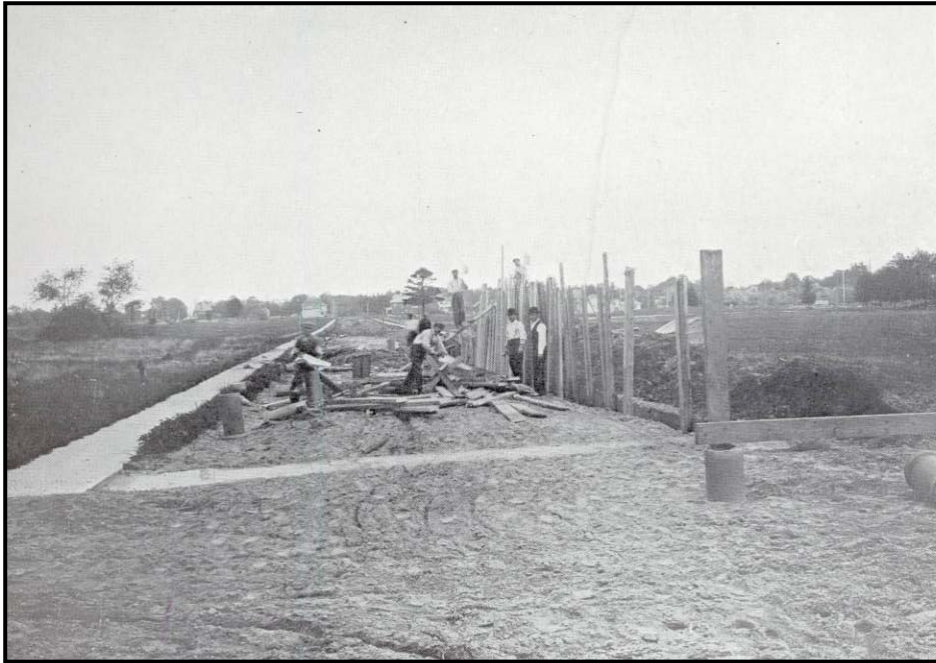
²² Ahern, Frances Robin. *Oakville: A Small Town, 1900-1930*, pp. 110-113, Oakville: Oakville Historical Society

²³ *The Globe*, "Bank crash is complete", January 7, 1903, pg. 7

²⁴ *The Globe*, "A document found", January 10, 1903 pg. 28

²⁵ Ahern, Frances Robin. *Oakville: A Small Town, 1900-1930*, pg. 110-113, Oakville: Oakville Historical Society

streets, sewers, and sidewalks—as well as selling the lots along with William Sinclair (W.S.) Davis, a local real estate agent who was appointed sales manager.²⁶ The new subdivision was known as Brantwood.²⁷



A detailed sales brochure (circa 1913-1916) was developed to target Toronto and Hamilton middle class workers and their families to relocate to this new subdivision in Oakville.²⁸ While the infrastructure was made up of the modern conveniences of the era (sewage, water, and paved roads), sales of the lots in the subdivision slowed through the First World War and did not pick up again until the mid-1920s and 30s.²⁹

1913 photo of workers laying sewers on Douglas Avenue. Sidewalks and other infrastructure were built to draw buyers in. *Source: 1913 Brantwood promotional booklet, Cumberland Land Company Ltd. and W.S. Davis*

As part of this new subdivision, in 1909, Cameron Bartlett, of the Bank of Hamilton sold Lot 170 and 171 directly to William Sinclair Davis.³⁰

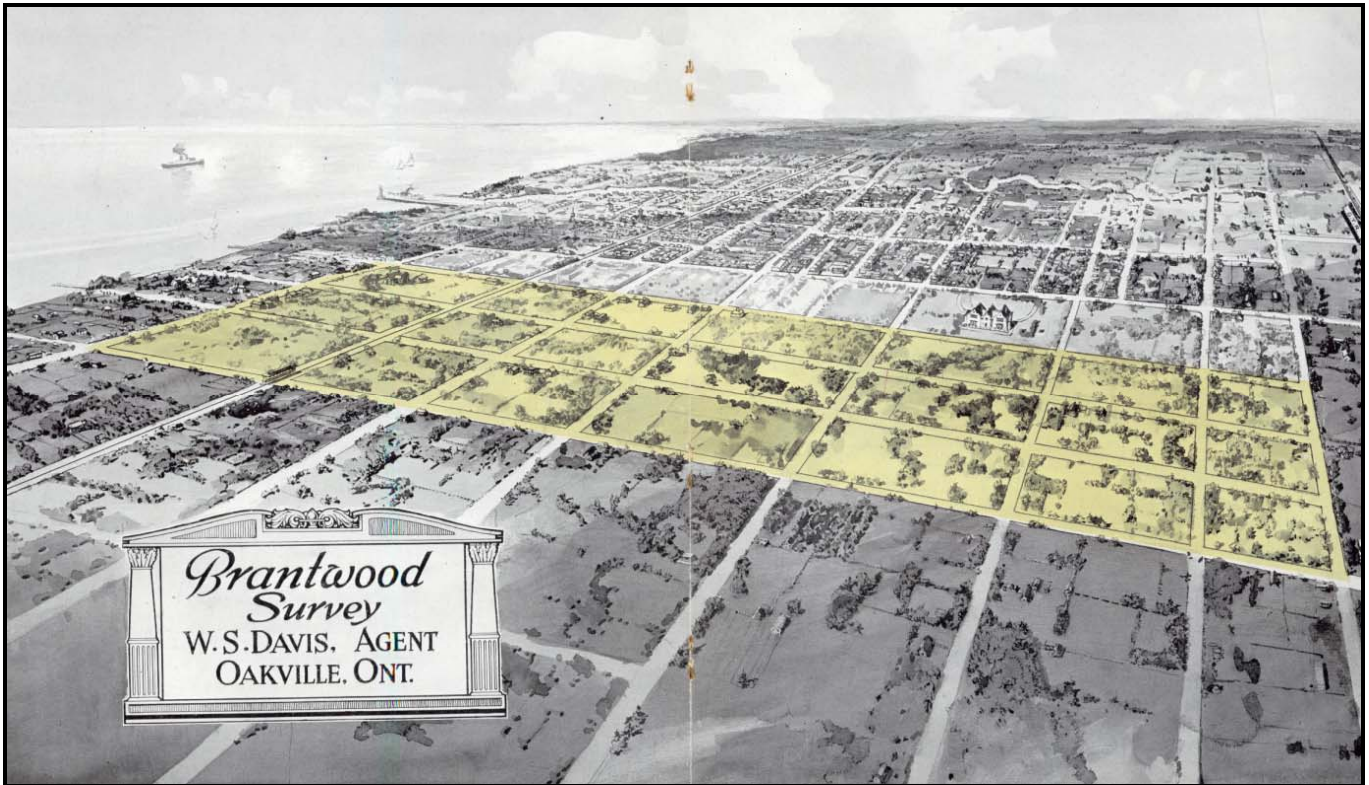
²⁶ Cumberland Construction Company Ltd. and W.S. Davis, “Brantwood” pamphlet, 1913; Town of Oakville, Planning Services, 78 Allan Street property file, Heritage Structure Report, undated, pg. 1

²⁷ Oakville Historical Society, Brantwood Survey, 1907

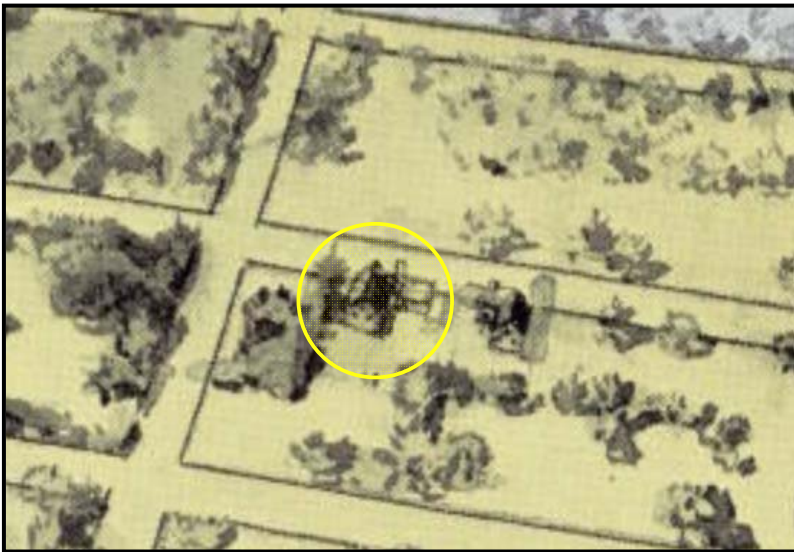
²⁸ Cumberland Construction Company Ltd. and W.S. Davis, “Brantwood” pamphlet, 1913

²⁹ Town of Oakville, Planning Services, 376 Douglas Avenue property file, Heritage Research Report, July 2011, pg. 6

³⁰ LRO Instrument 4254, being a Bargain and Sale, dated 11 October 1909, between Cameron Bartlett and William Sinclair Davis



Aerial drawing of the borders of the Brantwood Survey in context with the surrounding area and Lake Ontario. A close-up of the house, with artistic liberty, at 329 Douglas from this image is below, showing it was one of the earliest planned in the subdivision. *Source: 1913 Brantwood promotional booklet, Cumberland Land Company Ltd., and W.S. Davis*

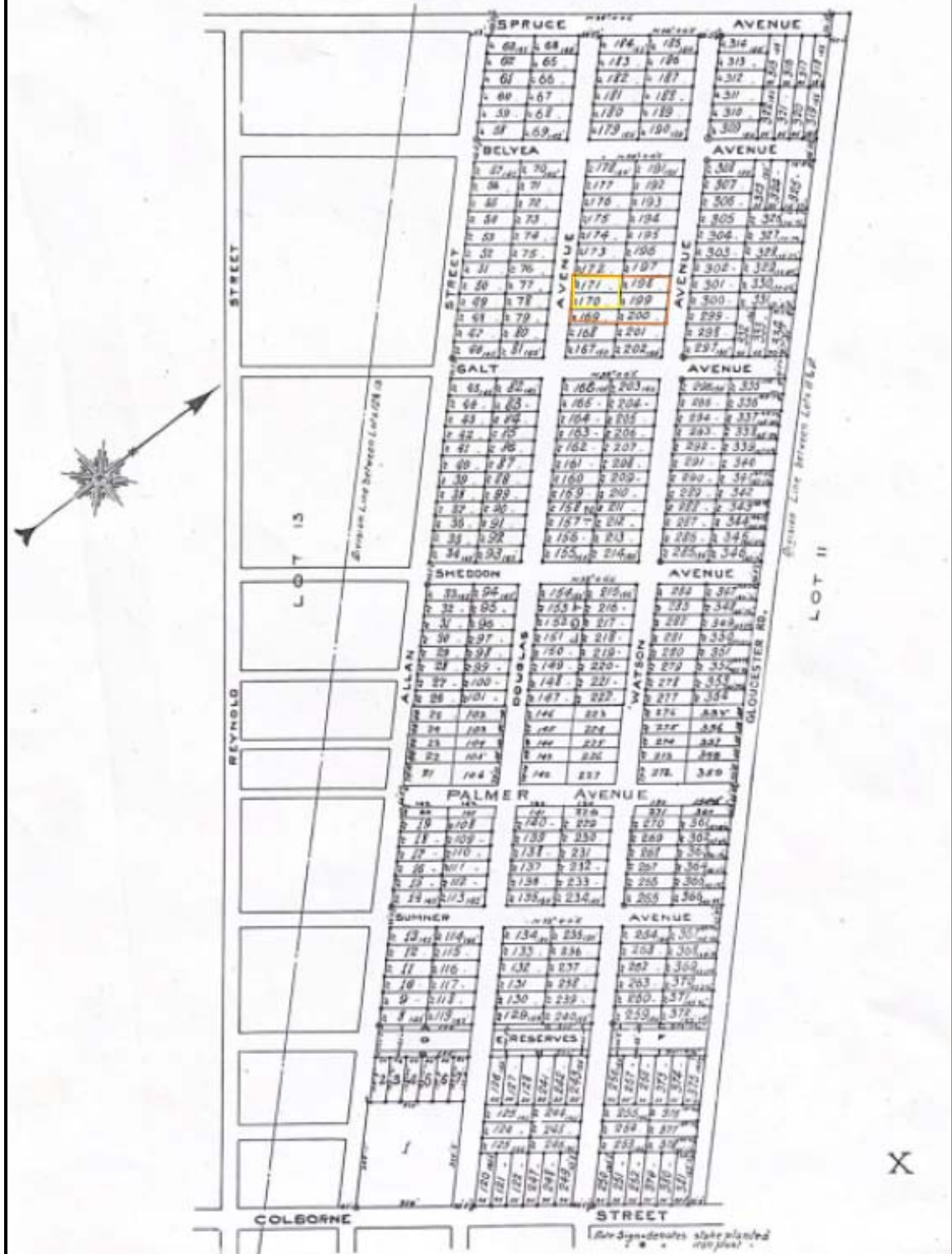


The house at 329 Douglas was one of the earliest built in the subdivision. On October 13, 1909, manufacturer Herbert Elliot purchased Lot 170 and 171 from Davis, as well as Lots 169, 198 199, and 200.³¹ The house was built while the property was owned by Herbert Elliot, however, it is unknown who the builder was. While it was under his ownership, the house was built by 1910.³²

³¹ LRO Instrument 4269, being a Bargain and Sale, dated October 13, 1909, between W.S. Davis and Herbert Elliot and the other lots for a total of \$2,100

³² Oakville Public Library, 1910 Town of Oakville Assessment roll: Lot 170 and 171 et al. are owned by Herbert Elliot. It lists it as “B” for built upon, and the value of the buildings is \$3,500, indicating that within a year of purchase the house had been mostly complete.

OAKVILLE — PLAN — OF — BRANTWOOD SURVEY —



A map of the 1907 Brantwood Survey, showing the original six lots purchased by Herbert Elliot in 1909 and sold to Guess in orange, and Lots 170 and 171 in yellow where the house was constructed. Source: Oakville Historical Society

The house is pictured in the 1913 Brantwood brochure, which gives us a unique opportunity to see some of the original elements of the house, as discussed in the “Design and Physical Value” portion of this report. From this photo we can see some of the infrastructure work is still happening in the subdivision, as evident from the pile of pipework next to the road yet to be installed and the unpaved road (note the sidewalk is completed). The low lakestone knee wall looks to be the same one that stands today. The large tree in the front yard was cut down.³³



1913 image of the house, showing original elements that still stand such as the lakestone wall and columns, the cladding of the house, and its fenestration. Source: 1913 Brantwood promotional booklet, Cumberland Land Company Ltd. and W.S. Davis

Below is a partial summary of the owners of the property from the Crown patent to the current owners. Some owners held the property for relatively short periods of time. In many cases, information about the purchasers was limited to only that contained within the real estate transaction documents. As such, not all owners will be discussed in the CHER. Rather, the focus will be on persons of note, with a focus on the most likely candidate to have built, or commissioned the construction of, the property’s building or buildings; on anyone who was significant to the community; or on anyone who lived on the subject property for an extended period.

Name of Owner(s)	Acreage or Lot	Years of Ownership
Crown	200 acres	1806-1808
Samuel Fraser	Northeast Part	1808-1821
Charles Anderson	140 acres	1810-1829
Charles Anderson	Northern Portion	1821-1829
Joseph Brant Anderson	200 acres	1829-1879
Cyrus W. Anderson	140 acres	1879-1902

³³ Cumberland Construction Company, Ltd. And W.S. Davis, “Brantwood” pamphlet, 1913

Edward R.C. Clarkson Re: the estate of Cyrus Anderson	165 3/5 acres	1902-1903
Bank of Hamilton	135 acres	1903-1907
Cameron Bartlett	Plan 113, Lot 170, 171	1907-1909
W.S. Davis	Plan 113, Lot 170, 171	1909-1909
Herbert Elliot	Plan 113, Lot 170, 171	1909-1912
George A. Guess	Plan 113, Lot 170, 171	1912-1955
Edna F. Guess	Plan 113, Lot 170, 171	1955-1973
John and Tiiu Purkis	Plan 113, Lot 170, 171	1973-1985
Brian and Melanie Evans	Plan 113, Lot 170, 171	1985-1998
Glen and Suzanne Bays	Plan 113, Lot 170, 171	1998-2009
Current owners	Plan 113, Lot 170, 171	2009-present

In 1912, Elliot sold the six lots to George A. Guess, professor at the University of Toronto.³⁴ George Arthur Guess was born in 1873 in Ontario.³⁵ He graduated from Queen’s University in 1894 with a master’s degree and moved west to British Columbia to work in the copper mining business, forming a company with his brother Harry.^{36 37} He was at the head of many large experimental metallurgical mining concerns in Mexico, the U.S., and South America. In 1912 he returned to Ontario to become the head of the Department of Metallurgy at the University of Toronto.³⁸ This prompted the purchase of the house at 329 Douglas Avenue. Guess and his family lived in the house for over 60 years. Guess lived in the house until he passed away in 1954, and then his second wife Edna remained there until her death in 1973.³⁹

³⁴ LRO Instrument 8148, being a Grant, dated March 19, 1912, between Herbert Elliot and George A. Guess, for a total cost of \$8,100.

³⁵ *The Ottawa Journal*, “Deaths”, October 23, 1954, pg. 2

³⁶ *The Globe*, “Queen’s Graduates”, April 24, 1894, pg. 1

³⁷ Henderson’s British Columbia Gazetteer and Directory and Mining Companies, 1899-1900, Ancestry.com. *Canada, City and Area Directories, 1819-1906*. Provo, UT, USA: Ancestry.com Operations, Inc., 2013. lists George Arthur Guess and Harry Guess as owners of the company Guess Brothers; Harry’s residence however is Keewatin, Ontario

³⁸ *The Globe*, “Heads department of metallurgy”, January 13, 1912, pg. 9; *The Globe*, “Metallurgy chair in the university,” January 13, 1912, pg. 9

³⁹ *The Ottawa Journal*, “Deaths”, October 1, 1954, pg. 2; LRO Instrument 8151, being a Certificate, dated October 11, 1955, to Edna Guess, and LRO Instrument 374960, being an Execution of Deed, dated September 27, 1973, from Ross Regie, executor of Edna Guess’ will, to John and Tiiu Purkis

Contextual Value

The subject property has cultural heritage value because it is physically, functionally, visually, and historically linked to its surroundings. The subject house has strong elements of the prevailing architecture designs of the time, particularly Tudor Revival. These design elements are important in supporting and maintaining the character of the residential area known as Brantwood. It was one of the earliest buildings in the neighbourhood and demonstrates some of the goals of this subdivision planned by a well-known local real estate agent.

The houses in this area range in age and architectural style, dating from the early to mid-20th century, specifically being built between 1910 and 1940. Many of the houses on Douglas Avenue were inspired by the Arts and Crafts movement and reflect Tudor Revival architectural elements. The area includes several properties which are listed on the Oakville Heritage Register, including other properties on Douglas Avenue and other streets without the Brantwood Survey and the nearby Tuxedo Park Survey. Several new houses have been constructed in the area and most of these developments have been sympathetic to the neighbourhood with setbacks, designs, and materials in keeping with the existing properties. The streetscape of the area consists of mature trees and moderate sized lots which contain medium to large sized houses.



View of Douglas Street looking north with subject property on the right, 2021. *Source: Google Street View*



View of Douglas Street looking south with subject property on the left, 2021. *Source: Google Street View*

4. Evaluation under Ontario Regulation 9/06

Evaluation of the cultural heritage value of the subject property is guided by the criteria outlined in the *Ontario Heritage Act's, Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest*. This Regulation outlines several criteria for determining whether a property is of cultural heritage value or interest. For a property to be designated under section 29 of the *Ontario Heritage Act*, it must meet two or more of these criteria, which are outlined below.

Ontario Regulation 9/06 Criteria	Evaluation	Criteria met (Y/N)
1. The property has design value or physical value because it:		
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	The property is a unique representation of a Tudor Revival style home, circa 1910. It has a unique lakestone knee wall made of local materials.	Y
ii. displays a high degree of craftsmanship or artistic merit;	The property does not display a high degree of craftsmanship.	N
iii. demonstrates a high degree of technical or scientific achievement.	The property does not demonstrate a high degree of technical or scientific achievement.	N
2. The property has historical value or associative value because it:		
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	The property is associated with the character of the local area 'Brantwood', an early 20th century subdivision of Oakville. The property was built in the earliest phase of the subdivision and contributes to the value of this relatively intact historical development.	Y
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture;	The property does not yield or have a strong potential to yield information that contributes to an understanding of a community or culture.	N
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	There are no known connections to an architect, artist, builder, designer or theorist who is significant to a community.	N
3. The property has contextual value because it:		
i. is important in defining, maintaining, or supporting the character of an area;	The subject house is important in supporting and maintaining the historic residential character of Brantwood.	Y
ii. is physically, functionally, visually, or historically linked to its surroundings;	The property is physically, functionally, visually, and historically linked to its surroundings. It contributes to the understanding of the local community, specifically Brantwood, a significant early 20th century Oakville subdivision.	Y
iii. is a landmark.	The property is not a landmark.	N

5. Statement of Cultural Heritage Value or Interest

Description of Property

The property at 329 Douglas Avenue is located on the east side of Douglas Avenue, between Macdonald Road and Galt Avenue in the Brantwood neighbourhood. The property contains the circa 1910 2 ½-storey brick and half-timbered house.

Design Value or Physical Value:

The Guess House has design and physical value as a representative example of a Tudor Revival house with Craftsman style architectural influences. The house was built around 1910 and includes characteristics of Tudor Revival design such as: exposed eaves, recessed entry, a brick first storey with a roughclad and timbered second and third (half) storey, diamond- and rectangular-patterned leaded-glass casement windows, an asymmetrical façade, and a multi-sloped roof made with multiple heights and dormers on each side. The lakestone knee wall along Douglas Avenue supports the Arts & Crafts style character of the property. This house is a unique and elaborate example of popular buildings styles in in Ontario in the 1910s.

Historical Value or Associative Value:

The Guess House has cultural heritage value for its direct associations with the development of the local residential area known as 'Brantwood', an early 20th century subdivision of Oakville. It was one of the earliest buildings constructed in the Brantwood subdivision and was used as an impressive example of the type of architecture that was being promoted in the area by its developers. The house still retains exterior heritage aspects that have lent to the neighbourhood's character over the last 100 years and its presence contributes to the relatively intact historic development of Brantwood.

Contextual Value:

The subject property has contextual value because it supports and maintains the historical residential character of the Brantwood neighborhood. It is physically, functionally, visually, and historically linked to the surrounding residential neighbourhood and places the Brantwood area's origins in a specific timeframe. The house was built as an early representation of what the community could be and remains a significant marker within the area's streetscape.

Description of Heritage Attributes

Key heritage attributes of the property at 329 Douglas Avenue that exemplify its cultural heritage value, as they relate to the historic 2 ½storey house, include:

- The massing and form of the 2 ½-storey building with its asymmetrical façade with sloped roofs, and the shape of the multi-sloped roofs, gables, and dormers on all four elevations;
- Brick cladding with running bond pattern on the first storey;
- Half timbering cladding, including stucco and wood elements, on the second and third storeys;
- Recessed front entry under exposed beams;
- Flared eaves on the dormers and recessed entry;
- Fenestration of the north, west, and south elevations;
- Casement style windows with diamond- and rectangular-patterned glass panes;
- Wood window sills and wood window trim, and
- Two brick chimneys with stone caps.

Key heritage attributes of the property at 329 Douglas Avenue that exemplify its cultural heritage value, as they relate to the property, include:

- Low lakestone knee wall and lakestone columns along Douglas Avenue

The detached two-car garage and the two-storey stucco-clad rear addition are not considered to be of cultural heritage value.

6. Conclusion

This property meets four of the criteria of Ontario Regulation 9/06, including design/physical value, historical/associative value, and contextual value. It is therefore recommended that the property be designated under Part IV, section 29 of the *Ontario Heritage Act*.

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