

APPENDIX B

Cultural Heritage Evaluation Report
Robertson House
330 Watson Avenue, Oakville, Ontario



East and south elevations of 330 Watson Avenue, 2023. Source: *Town of Oakville Planning Services Staff*

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 Cultural Heritage Value or Interest and identification of heritage attributes.

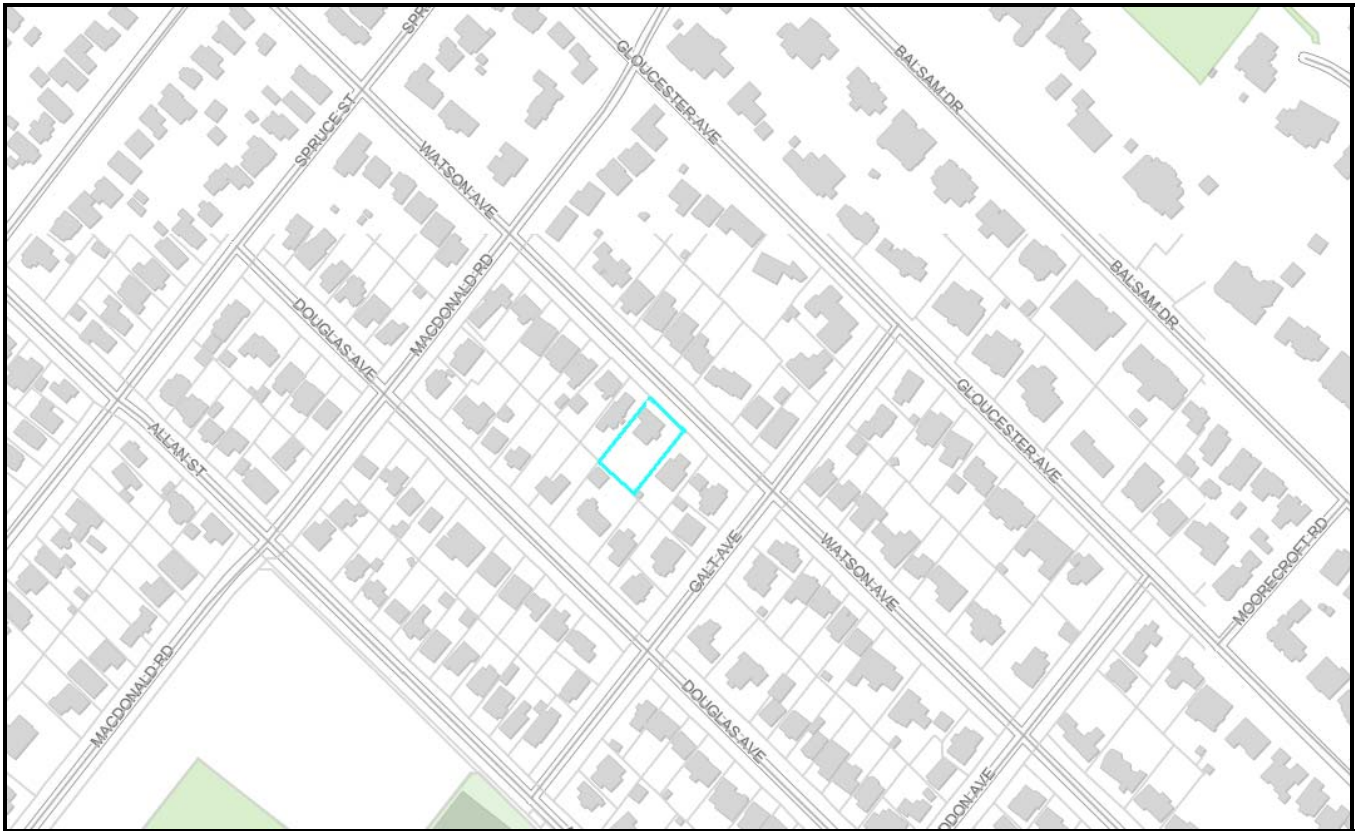
The designation of heritage properties is legislated by the OHA and is supported at a provincial level by the Provincial Policy Statement (2020) and the Growth Plan for the Greater Golden Horseshoe (2019). The conservation of cultural heritage resources is also supported by the Region of Halton Official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

The home at 330 Watson Avenue is located on the west side of Watson 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 "circa 1922 Arts & Crafts style stucco house and lakestone wall".

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 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 330 Watson Avenue is located on the west side of Watson Avenue between Macdonald Road and Galt Avenue, made up of Lot 198 and the northern portion of Lot 199. 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 brick and stucco home built circa 1922.



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

Legal description: LOT 198 and PT LOT 199, PLAN 113; TOWN OF OAKVILLE

3. Background Research

Design and Physical Value

The subject building at 330 Watson Avenue is a 2 ½-storey house of brick construction with stucco cladding on all storeys. The home has architectural value as a representative example of a 1920s Arts & Crafts house with influences from the Tudor Revival and English Cottage style. It is a prominent building on the street with many unique architectural Period Revival elements.



South elevation of the house facing Lake Ontario. Source: Town of Oakville Planning Services Staff

Arts & Crafts Movement

The Arts & Crafts movement, which inspired a variety of rustic architectural styles in the 20th century, 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.¹ The movement spread to North America and many structures built between 1890 and 1940 demonstrated Arts and Crafts influenced

¹ Mikel, Robert. *Ontario House Styles: The distinctive architecture of the province's 18th and 19th century homes*, pg. 101

architectural details.² Generally, the goal of the residential Arts and Crafts movement was to portray the home as a place of serenity, with a focus on the home as part of the natural environment.³

Period Revival Style (1890-1940)

Period Revival style is one style that falls under the Arts & Crafts umbrella. In Ontario, Period Revival homes were popular in the early to mid-20th century. They were loosely modelled after rural cottages and country manor houses of the Tudor period.⁴ Noticeable elements of this style in Ontario are pitched gable roofs, dormers covered with cedar shingles, half timbering on upper storeys, and overhangs on upper storeys.⁵

Often, homes in a variety of styles fall under this heading. They contain Medieval-inspired and rustic elements and features that refer to past periods, particularly the Tudor era and to English cottage styles, which often overlapped.

English Cottage Style

Homes in this style fall under Period Revival and were modelled after medieval rural cottages of England (1485-1603). Some common elements are jerkinhead roof designs meant to emulate the thatched roof of the medieval English cottage; stucco cladding; wooden decorative timbers meant to refer to a post and beam construction method; covered porches with bell-cast roofs; wooden plank doors; and decorative stone window lintels and sills.⁶

Property Landscape

An important element of this house is how it was built into the landscape. 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 that were historically purchased together, on both Douglas and on Watson Avenues, by Dr. George Guess. The portion of the wall along the three lots on Douglas Avenue are evident in a 1913 photo of the home at 329 Douglas Avenue, and it can be assumed the walls built along the Watson Avenue properties (also owned by Dr. Guess) were built around the same time. The walls remained on these properties even after they were severed from the Guess property. The half circular driveway of this house and its orientation facing south also indicate the longer history of the home and its presence in the neighbourhood before much of the other built history.

² Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms 1784 to Present*, pg. 102

³ Mikel, Robert. *Ontario House Styles: The distinctive architecture of the province's 18th and 19th century homes*, pg. 105

⁴ Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms 1784 to Present*, pg. 156

⁵ Ibid.

⁶ Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms 1784 to Present*, pg. 153, 158



1913 image of 329 Douglas Avenue on the left and image taken of the lake stone knee wall in front of 330 Watson Avenue. These lots were all owned by the same property owner (Herbert Elliott) before he built the house at 329 Douglas and sold all six lots to Dr. Guess. Sources: Cumberland Land Co. and W.S. Davis, Town of Oakville Planning Services Staff

Subject Property Design

The property at 330 Watson Avenue features many elements of an English Cottage style, which can fall under Period and Tudor Revival architecture. The home is 2 ½ storeys clad in stucco, a common cladding for cottages.



North elevation of the home with attached garage on the left. Source: Town of Oakville Planning Services Staff



East elevation of the home with attached garage on the right. This elevation faces Watson Avenue. *Source: Town of Oakville Planning Services Staff*



South elevation of the home with main entrance facing Lake Ontario. *Source: Town of Oakville Planning Services Staff*



West elevation, facing the backyard, with some of the south elevation. *Source: Town of Oakville Planning Services Staff*

The house has a side-gabled roof on the west and east elevations with a jerkinhead gable roof design as well projecting second storey eaves and a jerkinhead dormer on the north elevation; jerkinhead roofs were often designed to emulate the thatched roofs of English cottages.

There are some unique wooden elements that make up the roofline and porch roof. There are exposed wooden eaves on the main roof and wooden soffits with wooden fascia on the jerkinhead roofs. The gabled west and east elevations on the upper storey contain the ends of wooden timbers which were likely not structural but a nod to the post and beam style of construction that was often replicated during the Arts & Crafts era and can be found in Period Revival—particularly Tudor Revival—styles. The garage has a decorative bracketed wood overhang that contributes to the quaintness of the building, and its Arts & Crafts character.



Some of the unique wooden elements on the roof. Left: exposed eaves and wooden fascia and soffits with wooden timbers on west elevation. Top: close up of a timber on the east elevation. They are at the top and sides of the gabled elevations, four on each. Source: *Town of Oakville Planning Services Staff*



Close ups of the wooden detail above the garage door. Source: *Town of Oakville Planning Services Staff*

The house is clad in stucco, although according to fire insurance maps the home is made of brick underneath.⁷ Tied to this cladding is the unique brick detailing. Brick lintels and sills can be seen around the home, and these are slightly raised above the stucco, leading to the assumption the stucco is historical and meant to cover the house in this way. There is also brick detailing around roof corners at the garage that would not normally be present with a fully brick-cladded house. The brick lintels and sills emulate the stone surrounds of windows in English cottage and Tudor Revival styles.



Above: Brick sill and lintel (basement window) that show the brick detail slightly raised above the wall. Right: Brick detail where garage roof meets second storey of the home. The raising here is noticeable. *Source: Town of Oakville Planning Services Staff*



The entrance to the house is on the south elevation, which does not face the street. Historically, the house was the only one across three lots so the entrance would have looked toward Lake Ontario and may have had a more accessible view to the lake before more homes in Brantwood were built. The front porch has a pair of wooden pillars at each front corner of the porch with wooden detailing in between the pillars to aesthetically bring them together while keeping the feeling of the porch light and open. These wooden details are almost reminiscent of the appearance of a narrow window or sidelight that would frame a door, and their craftsmanship are representative of the style of the home. The porch has a bell-cast roof, which is flared at the ends because of the exposed eaves, similar to the second storey eaves.

⁷ 1924, 1932, and 1949 Town of Oakville Fire Insurance Maps



Left: view of the entrance doorway and covered porch on the south elevation. The brick windowsills continue in the pillars on the porch, bringing continuity. Right: Wooden detail close up. *Source: Town of Oakville Planning Services Staff*



The front door is a wood panelled door—which is a common style to English Cottage homes—and has unique wooden screen doors that close in the middle. The existing screen doors were built by the current owners but replicated the previous ones that were likely original. The front door is flanked by two sidelights with 6-pane windows above wood panels. The left sidelight contains the original brass mail slot.

Left: Wooden front door with open screen doors that open and close in the middle. The screen doors frame the sidelights of the front door, which are also six panes of glass to match the window patterns throughout the rest of the house. *Source: Town of Oakville Planning Services Staff*

Many of the windows are the historic wooden ones with wooden sashes; replacements have also been made of wood and made to generally match the style of the home. The majority of windows are six-pane wood casement windows in groups of three or four. These are covered by historic six-pane wood storm windows and newer two-pane wood storm windows. There are also smaller four-pane wood casement windows in the upper storeys. The west elevation includes unique and very small four-pane glass windows flanking the chimney.



South elevation, east side, showing six pane windows and four panes above the porch. *Source: Town of Oakville Planning Services Staff*



Left: overall fenestration on the west elevation. The inset covered porch has been enclosed with walls and windows. Right: the unique small four pane glass windows. *Source: Town of Oakville Planning Services Staff*

On the west elevation the large first storey window has been fitted into an extension of the family room into what was once an inset covered porch; the arch shape of the window (and the other on the north elevation below) is where the previous covered porch used to open to a set of stairs and the yard. This porch was enclosed around 2000. The north elevation window is now walled in, and the insulation can be seen from the exterior. This design of window can be found on other English Cottage style homes.



North elevation of the home with garage to the left. We can see the covered window on the right that would have originally been an opening of the covered porch. *Source: Town of Oakville Planning Services Staff*



Drawing of the house at 330 Watson that shows the covered porch on the west elevation with the arched entrance and staircase where a window has since been installed. *Source: Oakville Historical Society*

Of note is the original lakestone knee wall at the front of the property that continues in neighbouring lots, following the original boundaries of the six lots built on by Herbert Elliott and owned by Dr. Guess.



Photos of the lakestone wall in front of 330 Watson Avenue. The column cap stones are slightly different than those on Douglas Avenue and it appears they have been worked on at some point and some stones have been mortared. The owners of the home have also found old iron gate hardware. *Source: Town of Oakville Planning Services Staff*



Top: Another view of the wall with pedestrian entrance. Left: Top of one of the pillars that shows worn has been done on the stone cap. *Source: Town of Oakville Planning Services Staff*

Lot and Property History

The house was built on Lot 198 of Plan 113 between 1921 and 1922 under the ownership of John A. Robertson.⁸ At this time Robertson also owned Lots 199 and 200. The lakestone knee wall noted in the design property lines these lots facing Watson Avenue. Lots 199 and 200 would have been used as garden and yard space.



Showing the historic size of the lots that were under the same ownership. The lots were separated in the 1990s, with a portion of Lot 199 severed with Lot 198 where the subject property sits. *Source: OnLand Property Search*

⁸ Oakville Public Library, 1922 tax assessment rolls. Shows Robertson owning Lots 198, 199, and 200. There is a building valued at \$4,000 and it is noted “new house”.



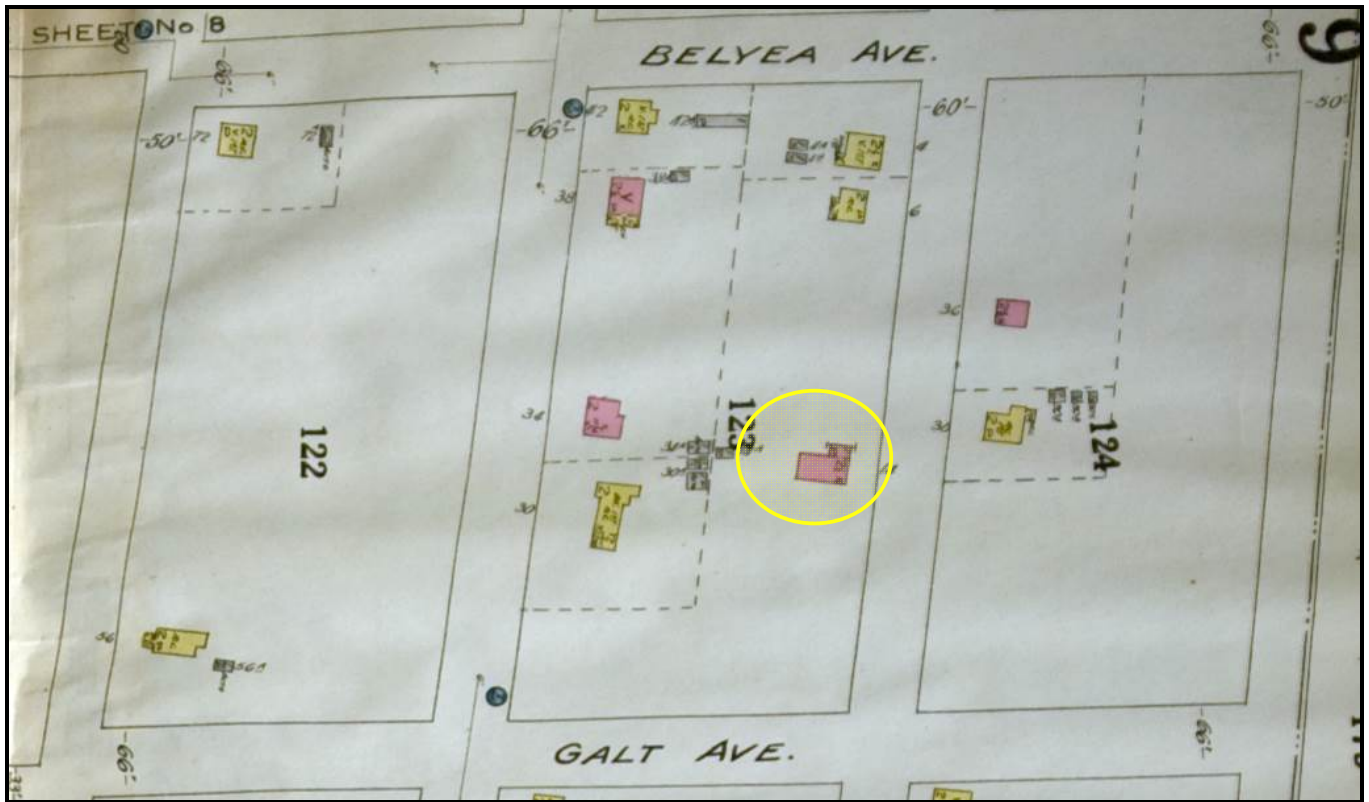
Showing the current size of the subject property lot. Source: OnLand Property Search

Even earlier than Robertson’s ownership of Lots 198, 199, and 200, these three lots were under the ownership of Dr. Guess, who owned Lots 171, 170, and 169 on Douglas Avenue (right behind the lots). The lakestone knee wall had either been built by him or previously under the ownership of Herbert Elliott, who sold him the six lots. Guess sold the three lots on Watson Avenue to Robertson around 1922.⁹

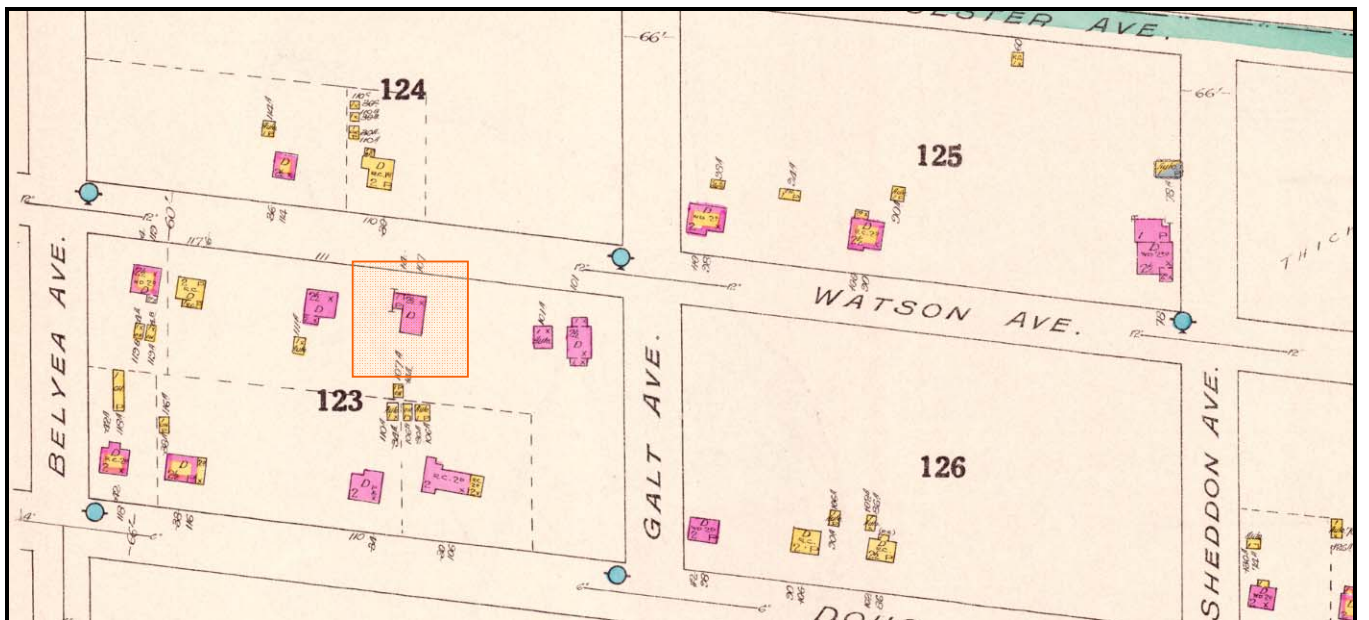


Lot map showing the six lots (171, 170, 169 and 198, 199, and 200) that were a part of the original parcel of land. Lots 198, 199, and 200 were separated in 1922 and sold to John A. Robertson. Source: OnLand Property Search

⁹ LRO instrument 8148, being a Grant, dated December 21, 1921, between George A. Guess and wife, and John A. Robertson



1924 fire insurance map showing the house on Lot 198. The front door would have had a clear view toward Lake Ontario. Source: Underwriters' Survey Bureau, Insurance Plan of the Town of Oakville. Toronto: Underwriters' Survey Bureau, 1924.



1932 fire insurance map showing the house. Note how few houses were built on the street at the time, making the subject property one of the oldest on the street. Source: Underwriters' Survey Bureau, Insurance Plan of the Town of Oakville. Toronto: Underwriters' Survey Bureau, 1924.

Historical and Associative Value

The home at 330 Watson 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 a strip of 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, 1806.¹⁰ The subject property is located within the territory of Treaty No. 14.¹¹

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, and would later become the neighbourhood of Brantwood in the 1900s.¹² 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

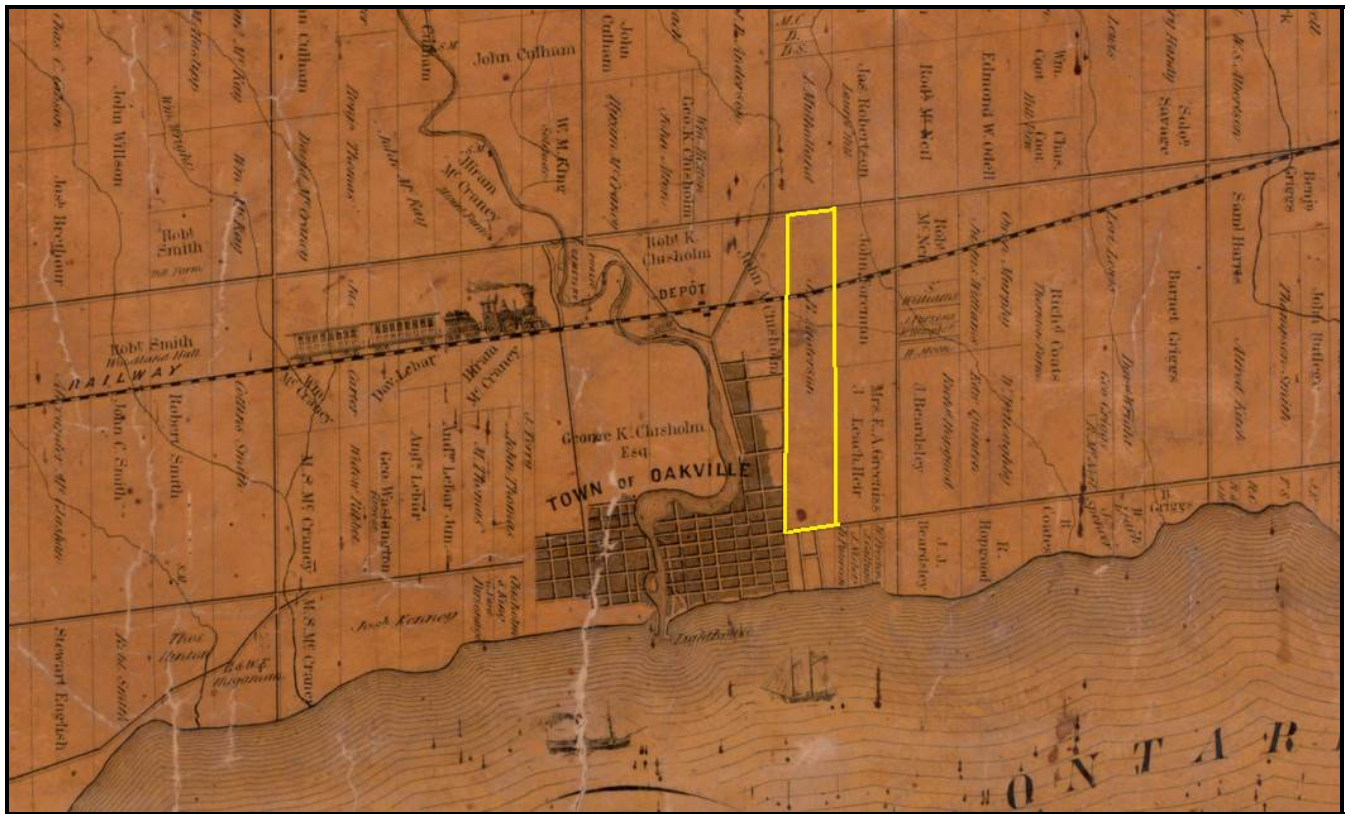
The creek lands were ceded by the Mississauga in Treaty No. 22, which was signed in February of 1820, when the Mississaugas were experiencing duress due to land encroachment, the depletion of fish stocks, and a population that was in severe decline. Treaty 22 stipulated that in exchange for ceding “about 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.¹³

¹⁰ Debwewin: The Oakville Truth Project, *Treaties 2 & 23, 1820*, pg. 9

¹¹ 1806 Wilmot Survey; Mississaugas of the Credit GIS Treaty Map

¹² 1806 Wilmot survey and the subsequent 1858 Tremaine survey

¹³ 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.¹⁴ In 1810, Fraser sold the southern portion to Charles Anderson, an Irish immigrant¹⁵. When the War of 1812 between the US and Britain began, Fraser joined the American forces.¹⁶ 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.¹⁷ 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.¹⁸ 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 home in 1836.¹⁹ It burned down in 1895 and at the time was one of the oldest frame homes in the town.²⁰

¹⁴ 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.

¹⁵ Oakville Historical Society, "Lot 12", from the Trafalgar Chartwell Residents' Association: <https://www.oakvillehistory.org/lot-12.html>

¹⁶ Ibid.

¹⁷ LRO Instrument 166F, being a Bargain and Sale, dated March 31, 1821, between James Baby and Charles Anderson

¹⁸ Oakville Historical Society, "Lot 12", from the Trafalgar Chartwell Residents' Association: <https://www.oakvillehistory.org/lot-12.html>

¹⁹ Ibid.

²⁰ 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 22.²¹ Chisholm is widely recognized as the founder of the Village of Oakville.

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 330 Watson 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 1879.²²

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 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



1913 photo of Watson Avenue looking north. Sidewalks and other infrastructure were built to draw buyers in. Source: 1913 Brantwood promotional booklet, Cumberland Land Company Ltd. and W.S. Davis

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

As part of this new subdivision, in 1907, Cameron Bartlett sold Lot 198, 199, and 200 to W.S. Davis in 1909.³⁰ Davis sold the lots to Herbert Elliott the same year, and then he sold six lots (171, 170, 169, 198, 199, 200) to

²¹ 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

²² 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).

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

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

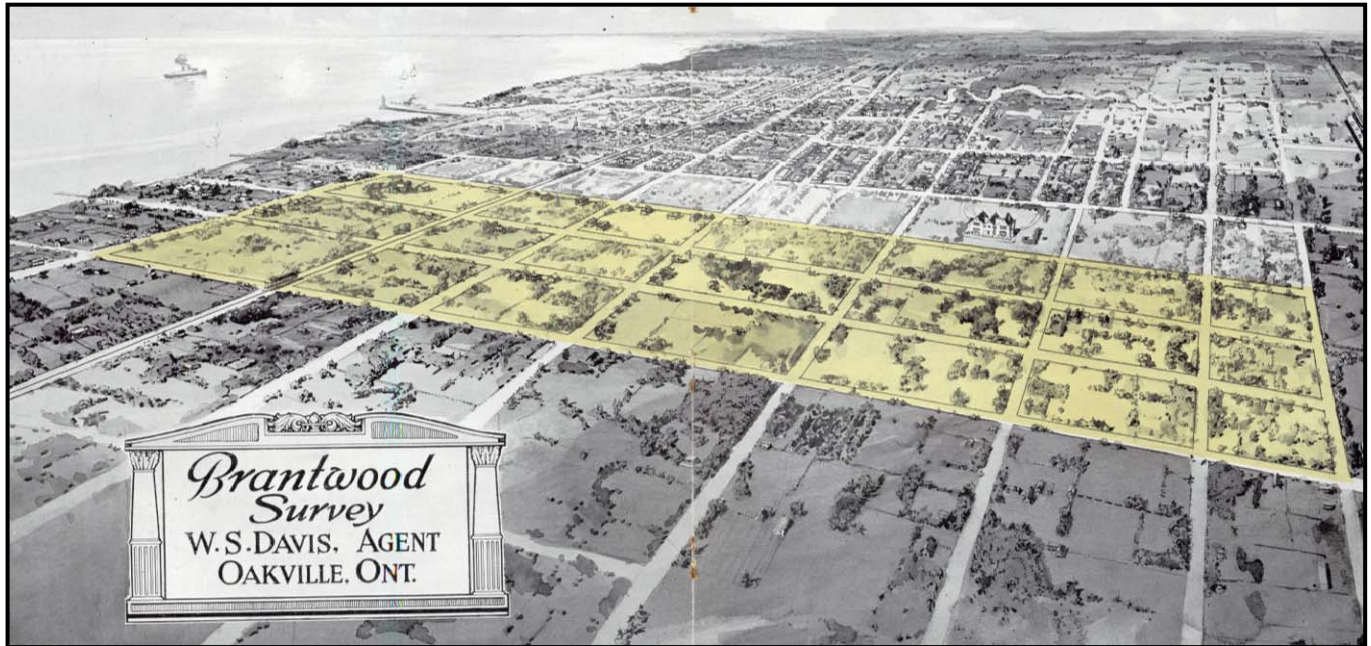
²⁷ Oakville Historical Society, Brantwood Survey, 1907

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 L, being a Bargain and Sale, dated October 11, 1909, between Cameron Bartlett and W.S. Davis

Dr. Guess in 1912.³¹ Guess then sold three Lots 198, 199, and 200 to John A. Robertson in December of 1921.³²



Aerial drawing of the borders of the Brantwood Survey in context with the surrounding area and Lake Ontario. Source: 1913 Brantwood promotional booklet, Cumberland Land Company Ltd., and W.S. Davis

John A. Robertson had the subject house built by the following year in 1922.³³ It had a value of \$4,000 at the time.³⁴

Below is a 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
Edward R.C. Clarkson, the estate of Cyrus Anderson	165 3/5 acres	1902-1903
Bank of Hamilton	135 acres	1903-1907
Cameron Bartlett	Plan 113, Lots 198, 199, and	1907-1909

³¹ LRO Instrument 4269, being a Bargain and Sale, dated October 13, 1909, between W.S. Davis and Herbert Elliott; LRO instrument 4934, being a Bargain and Sale, dated March 19, 1912, between Herbert Elliott and George A. Guess

³² LRO instrument 8148, being a Grant, dated December 21, 1921, between George A. Guess and wife and John A. Robertson

³³ Oakville Public Library, 1922 tax assessment rolls

³⁴ Ibid.

	other lots	
W.S. Davis	Plan 113, Lots 198, 199, and other lots	1909
Herbert Elliott	Plan 113, Lots 198, 199, and other lots (six mentioned)	1909-1912
Dr. George Guess	Plan 113, Lots 171, 170, 169, 198, 199, 200	1912-1921
John A. Robertson	Plan 113, Lots 198, 199, 200	1921-1924
Agnes Robertson (daughter)	Plan 113, Lots 198, 199, 200	1924-1970
Eleanor Robertson and Ruth Robertson (sisters)	Plan 113, Lots 198, 199, 200	1970
Ruth Robertson	Plan 113, Lots 198, 199, 200	1970-1994/6 ³⁵
Timothy Giles Brown and Joseph Francis Norman Rioux	Plan 113, Lots 198 and Part Lot 199	1994/6-1999
Glynis Anne Austin	Plan 113, Lots 198 and Part Lot 199	1999-2018
Current owners	Plan 113, Lots 198 and Part Lot 199	2018-present

John Alexander Robertson was born around 1855 in England.³⁶ He married Agnes Dingwall in 1883 and they immigrated to Montreal in Quebec in 1886.³⁷ They had three daughters: Agnes (born 1884 in England), Eleanor (born 1886 in Quebec) and Ruth (born 1891).³⁸



The three Robertson sisters circa 1900 to 1915, who all lived in the home into adulthood and remained long-time residents. *Source: Oakville Historical Society.*

³⁵ A gap in the parcel register has her still owning the property in 1994 and someone new owns it by 1996 but transfer is not shown. May be the year it was severed and sold before this time, but it is unclear

³⁶ Ancestry.ca, marriage certificate to Josephine Lind, 1914; Ancestry.ca, FreeBMD. *England & Wales, Civil Registration Birth Index, 1837-1915*. Provo, UT, USA: Ancestry.com

³⁷ FreeBMD. *England & Wales, Civil Registration Marriage Index, 1837-1915*. Provo, UT, USA: Ancestry.com, "John Alexander Robertson and Agnes Dingwall, 1883", volume 8b, page 919, West Derby, County of Lancashire; Ancestry.ca, *Canada: Incoming passenger lists, 1865-1935, 1893*

³⁸ 1911 Census of Canada; 1891 Census of Canada

While living in Montreal, Robertson was employed as secretary for the Canadian Fire Underwriters' Association, which he continued to do when they moved to Toronto.³⁹ His wife Agnes died in 1906.⁴⁰ Robertson and his three daughters remained in Toronto, and he was married again to Josephine Lind.⁴¹

In 1922, he purchased the three lots (198, 199, 200) from Dr. Guess where, within one year, he had the subject house built. It is unknown who the builder or architect of the home was; there are several in similar styles by the local well-known architect William Molesworth, but no proof of this house being his design has been found to date.⁴²

The family lived at 330 Watson (known as 202 Watson in the early to mid-1900s) for many years.⁴³ He put the house in Agnes' name in 1924 but remained living there. All three daughters remained spinsters. John Robertson passed away in his "100th year" in 1955.⁴⁴

After he passed away, Agnes and Ruth continued to live in the home; they are listed as residents in a 1957 voter's list, and Agnes is listed as housekeeper and Ruth as a social worker.⁴⁵

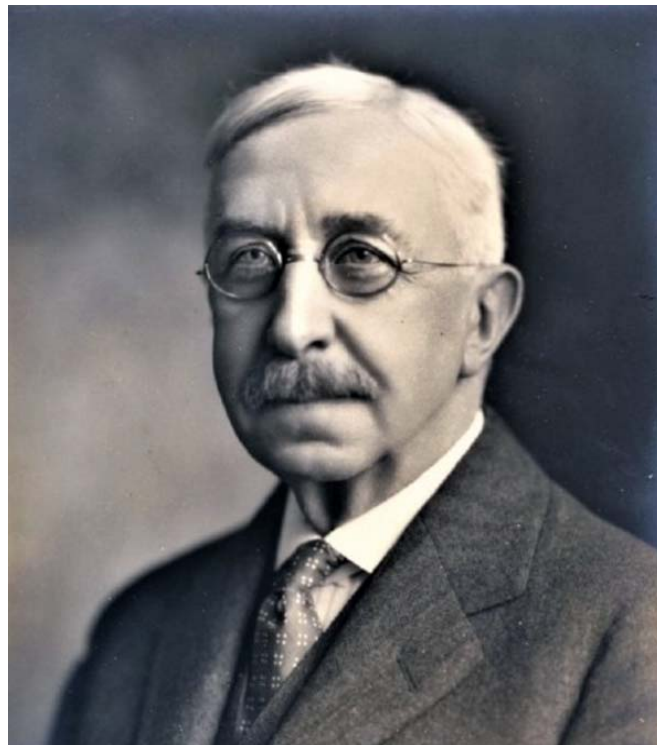


Photo of John A. Robertson, first owner of the house, circa 1930s. Source: Oakville Historical Society



Robertson & two of his daughters at their home on 330 Watson Avenue in the 1930s. Source: Oakville Historical Society

³⁹ Canadian Fire Underwriters' Association, "A Century of History", https://fireunderwriters.ca/assets/img/Underwriters_04

⁴⁰ Ancestry.ca, *Ontario, Canada, Deaths and Deaths Overseas, 1869-1948*, "Agnes Robertson", died in 1906 of acute Bright's Disease

⁴¹ Ancestry.ca, marriage certificate to Josephine Lind, 1914

⁴² Oakville Historical Society

⁴³ *Globe and Mail*, "Robertson, John. A – Obituaries", December 15, 1955 calls it 202 Watson

⁴⁴ Ibid.

⁴⁵ Ancestry.ca, *Canada Voters Lists, 1935-1980*

Eleanor traveled to England often and was not an owner of the house. Not much is known about the three sisters, except that Ruth was connected in some way to welfare work done by the Red Cross.⁴⁶ Agnes died in 1969, leaving the house to Eleanor and Ruth, when Ruth took full ownership that same year.⁴⁷ It is not known what happened to Eleanor. Ruth continued to live in the house and on her 100th birthday was awarded a certificate from Prime Minister Brian Mulroney and Queen Elizabeth II.⁴⁸ She passed away in 1997 at the age of 106.

⁴⁶ *Oakville-Trafalgar Record*, "Red Cross group plans for busy year ahead", January 19, 1950

⁴⁷ Find A Grave, Agnes Robertson 1895-1969, <https://www.findagrave.com/memorial/241856916/agnes-robertson>; LRO Instrument 291083, being a Deed, dated April 3, 1970, between the Estate of Agnes Robertson and Ruth Robertson

⁴⁸ Oakville Historical Society, Item 1999.18.1, 1999.18.2

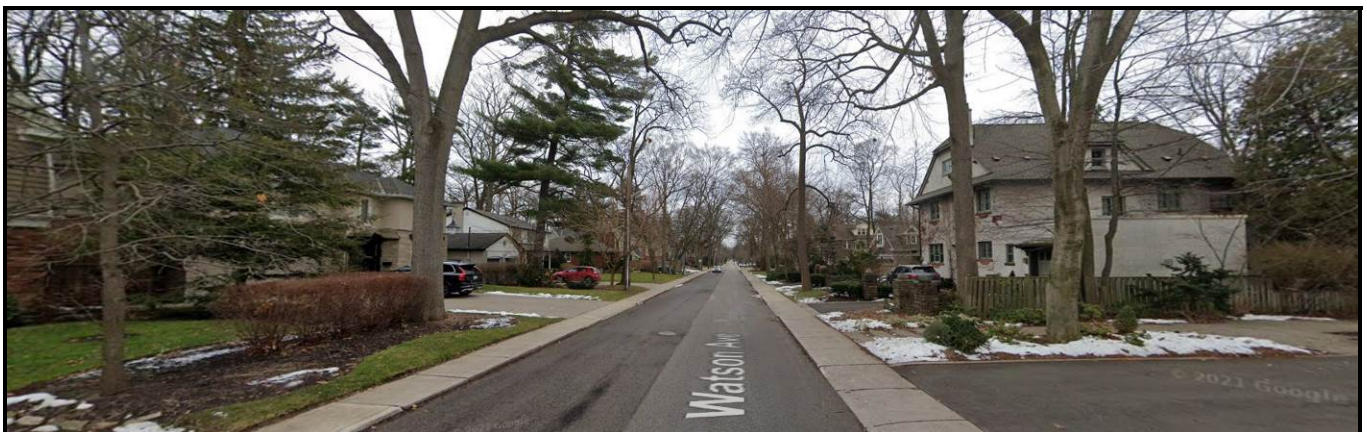
Contextual Value

The subject property has cultural heritage value because it is physically, functionally, visually, and historically linked to its surroundings. It is one of the oldest houses on the street and is representative of an Arts & Crafts house from the early 1900s. It also has many unique and artistic design elements, which makes it stand out on the street. Its orientation also tells the story that it is older than many houses on the street, as it is facing away from the street toward what would have been undeveloped land or a garden owned by the property owner. The lakestone knee wall is a distinguishing feature on the street, also bordering neighbouring properties, tying them together. These elements are important in supporting and maintaining the character of the residential area known as Brantwood.

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 in the Brantwood survey were inspired by the Arts and Crafts movement. The area includes several properties which are listed on the Oakville Heritage Register. There are several newer houses on the street from the mid-20th century on. The subject property is integral to the historical landscape of the neighbourhood, as it is one of the older ones on the street and one of the most unique structures in the subdivision. The house is a prominent feature of the street. The streetscape of the area consists of mature trees and moderate sized lots which contain medium to large sized houses.



2021 view of Watson Avenue looking north, with subject property on the left, showing its prominence on the street. *Source: Google Street View*



2021 view of Watson Avenue looking south with property on the right. *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 example of an English Cottage Style 2 ½-storey home with a lakestone wall.	Y
ii. displays a high degree of craftsmanship or artistic merit;	The property does not display a high degree of craftsmanship or artistic merit.	Y
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. It was also the home of the Robertson family for nearly 100 years.	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, an 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

The subject property has been researched and evaluated to determine its cultural heritage value or interest according to the criteria outlined in Ontario Regulation 9/06. By using these criteria, staff have determined that the property's cultural heritage value or interest merits designation under the *Ontario Heritage Act*.

Description of Property

The property at 330 Watson Avenue is located on the west side of Watson Avenue, between Macdonald Road and Galt Avenue in the Brantwood neighbourhood. The property contains a 1922 2 ½-storey brick house with stucco cladding.

Design Value or Physical Value:

The subject house has design and physical value as a representative example of an early 1900s Period Revival house with elements of Tudor Revival and English Cottage styles. The house was built in 1922 with design elements from these styles, such as: side gabled roof with jerkinhead gables and dormer; a covered entrance porch; a mix of materials including wood, brick, and stucco; multipaned wood windows; decorative brick details around the windows, porch and roofline; rustic wooden elements such as timbers under the roof, wooden soffits, and exposed eaves; front porch with bell-cast roof, decorative wooden pillars and a panelled wood door flanked by elegant sidelights; and lakestone knee wall.

Historical Value or Associative Value:

The home has cultural heritage value for its direct associations with the development of the local residential area known as 'Brantwood'. The property still retains exterior heritage elements that have lent to the neighbourhood's character over the last 100 years and its presence contributes to the relatively intact Brantwood neighbourhood. Developed in the early 1900s, this subdivision was designed with large lots and mature trees, and was sold to city dwellers as a secluded, beautiful and modern neighbourhood in which to construct their own cottage or stately home. The property is also directly associated with the Robertson family, who lived on the property for nearly a century.

Contextual Value:

The subject property has contextual value because it supports and maintains the historical residential character of the Brantwood neighbourhood. It was one of the earliest buildings in the neighbourhood and 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 one of the earliest built on the block and is one of the few heritage buildings on the block as many of the others were built after 1950. This makes its presence even more important for the protection of Brantwood's historic character. The home is a prominent building on the street.

Description of Heritage Attributes

Key attributes of the property at 330 Watson Avenue that exemplify its cultural heritage value, as they relate to the 2 ½-storey house, the one-storey porch, and the one-storey garage, include:

- The massing and form of the 2 ½-storey building with side gable jerkinhead roof and jerkinhead central dormer on the north elevation;
- Wooden soffits and fascia on upper roofs and porch roof;
- Exposed eaves on second storey roof and porch roof;
- Decorative wooden timbers on half storey;
- Stucco cladding;

- Stucco-clad chimneys on east and west elevations;
- One-storey front porch on south elevation with bell-cast roof, wooden pillars and detailing;
- Front entrance with panelled wooden door and wooden sidelights;
- Brick detailing throughout the house, including sills, lintels, skirting and decorative 'trim';
- Fenestration on all elevations, except for the first-storey window opening on the west elevation that was originally a door opening;
- The use of wooden multipaned windows throughout the house, based on the historic window designs; and
- One-storey attached garage with decorative wooden overhang above garage door.

Key attributes of the property at 330 Watson Avenue that exemplify its cultural heritage value, as they relate to the property itself, include:

- Low lakestone knee wall and lakestone columns along Watson Avenue.

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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