

APPENDIX B

Cultural Heritage Evaluation Report
Turner House
356 Watson Avenue, Oakville, Ontario



Front façade of 356 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 356 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 1919 Arts & Crafts style brick and shingle house".

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 356 Watson Avenue is located on the west side of Watson Avenue between Macdonald Road and Galt Avenue, made up of Lot 192 with a strip of Lot 191 at the back for the driveway. 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 frame home built circa 1915.



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

Legal description: LOT 192 and PT LOT 191, PLAN 113; TOWN OF OAKVILLE

3. Background Research

Design and Physical Value

The subject building at 356 Watson Avenue is a 2 ½-storey frame house clad with red brick on the first storey and cedar shingles on the second and half storeys. The home has architectural value as a representative example of an early 1900s house in built in the Craftsman style. It is one of the earlier houses built in the Brantwood subdivision.



East elevation of the house facing Watson Avenue. 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.¹ The movement spread to North America and many structures built between 1890 and 1940 demonstrate Arts and Crafts influenced 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

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

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

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.

Subject Property Design

The house at 356 Watson Avenue is a representative example of a Craftsman home. The building features several Craftsmen architectural elements including a large front first-storey porch, decorative wooden elements such as wooden pillars and railings, a mix of shingle and brick cladding, and a central dormer on the front and back of the home. The windows on the east elevation, while in different styles, frame the front door and add character to the asymmetrical façade. The house is built on a foundation made of local lakestone.



East elevation showing the overall shape of the front of the home. *Source: Town of Oakville Planning Services Staff*

The front façade of the home, or the east elevation, has a large and inviting first-storey front porch. This porch has tapered and panelled wooden pillars on brick plinths, as well as low wooden railings with square pickets, and wooden flooring. The deep and wide porch is characteristic of early 20th century Craftsman homes. The second-storey balcony with railings was added in recent decades, as well as the French doors accessing the balcony.



East elevation showing the wide front porch, wooden pillars and railings, and the door framed by the windows. *Source: Town of Oakville Planning Services Staff*

The rear of the home has an extension over the back porch that is present even from fire insurance maps from 1924. The wooden shingles of the second and half storeys extend around the rear of the home. The back porch's wooden pillars, while they appear to be modern, were made to match those of the front porch.



West elevation (rear) of the home. *Source: Town of Oakville Planning Services Staff*



Close up of the wooden shingles on the west elevation of the house. *Source: Town of Oakville Planning Services Staff*

The style and placement of the windows are important heritage elements of the home. While most of the windows were replaced between 2009 and 2011, the style of the original windows was kept.⁴ The first storey has two bay windows (one on the porch and one on the north elevation). Windows on the first storey are mainly 6/1 double hung in various sizes, as well as on the first and second storeys of the west (rear) elevation. The front door is a replacement door but retains the Craftsman look of the house.



Close up of the window styles on the front porch; bay window on the south side and three row 6/1 on the north. A row of three windows on the front porch is often seen in Craftsman houses. *Source: Town of Oakville Planning Services Staff*

⁴ Town of Oakville photos from a 2008 site visit show the wooden storm windows, exposed rafters, and wooden soffit and fascia on the dormer. In 2011, these have been replaced with the current windows and eaves/soffit as viewed in Google Street View.



View of the north elevation showing the first storey bay window. *Source: Town of Oakville Planning Services Staff*



6/1 windows on the west (rear) elevation of the home. The French doors were added later as evident by the updated brick work. It is unknown what was there previously. *Source: Town of Oakville Planning Services Staff*

On the west elevation (rear) of the house, the windows on the extension consist of eight-pane awning windows that wrap around this wing. The rear entrance has French doors with screen doors and multipaned sidelights. It is unlikely that these elements are historical, however, given the accuracy the rest of the window replacements kept it is worth noting these window styles as important to the historical integrity of the house design.



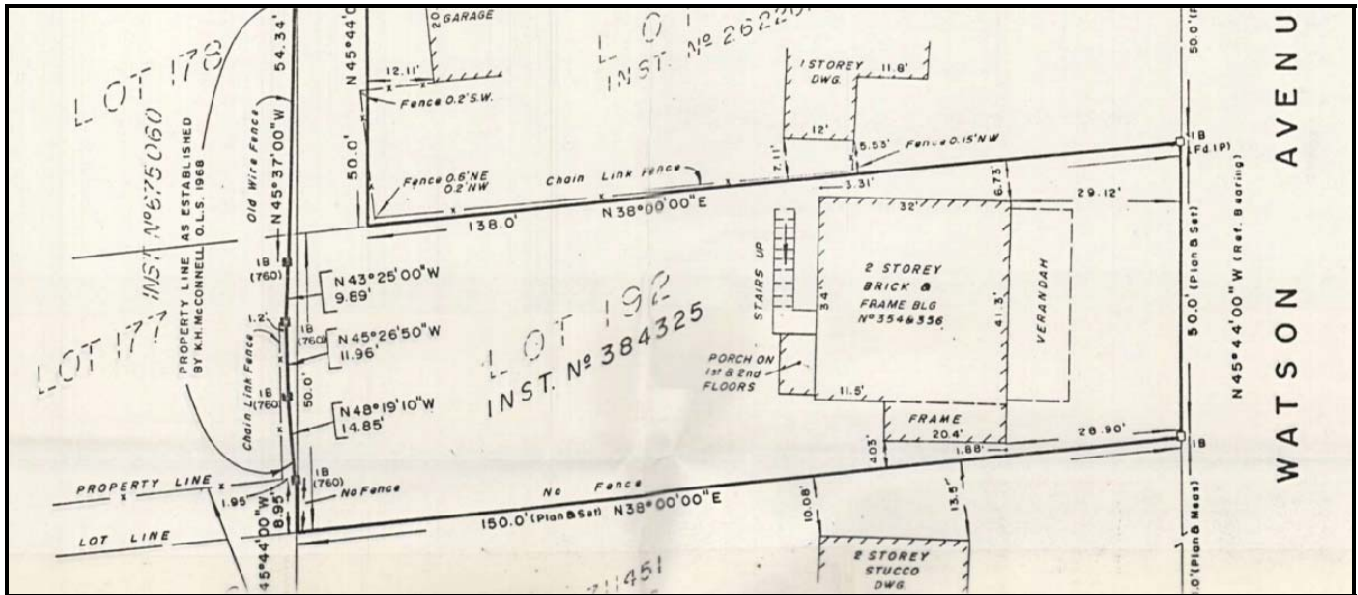
Close up of the extension windows on the west elevation. *Source: Town of Oakville Planning Services Staff*

Below is an image of the house from 2008, prior to the replacement of the wood windows around 2010. At the time, the house included casement and double-hung multipaned wood windows with multipaned wood storm windows. The historic fenestration and pane divisions were retained in the new vinyl windows installed.

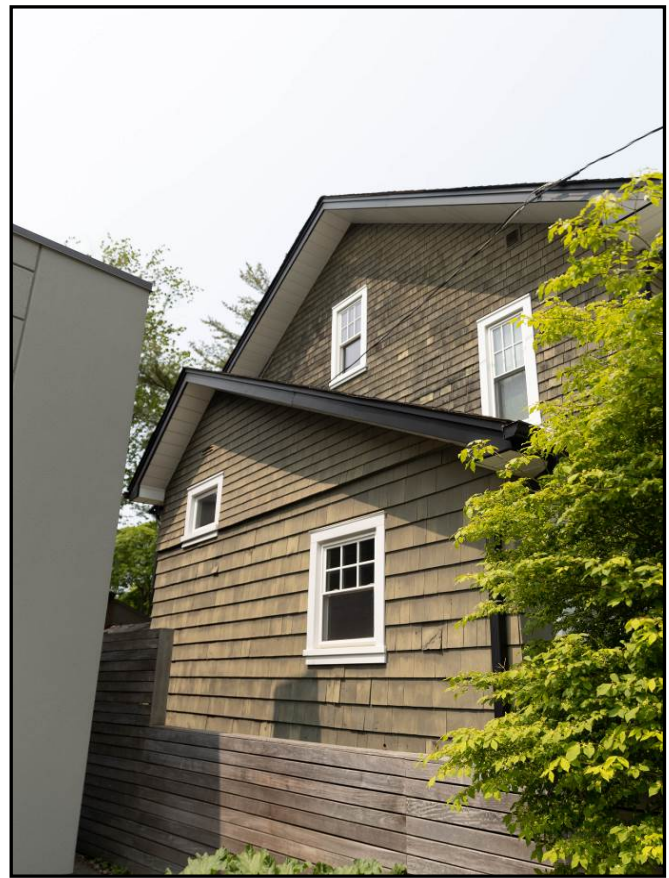


Photo of the house from 2008 prior to the replacement of the windows around 2010. All panes and fenestration styles were kept the same. *Source: Town of Oakville Planning Services Staff*

Several elements of the home are not considered to be of heritage value. The south elevation has an addition from an unknown time (pre-1965) that was constructed to access an upper storey apartment. The door on the rear dormer was also a later addition that led to an external staircase to provide access to the apartment third floor, as shown in a 1998 survey.



1998 Survey of the property. 356 Watson is the home on Lot 192 in the middle. We can see the stairs at the backyard going up to the door on the dormer. The frame addition on the south side of the house is also present. Source: Town of Oakville, Fred G. Cunningham Inc.



Two views of the frame addition on the southern elevation. Source: Town of Oakville Planning Services Staff



The door on the rear dormer would have been added later when the third-storey apartment was constructed for the external stairs evident in the 1998 survey. *Source: Town of Oakville Planning Services Staff*

Craftsman constructions were often built with the intent to incorporate the building into the surrounding nature. In Brantwood specifically, at the time this home was built, much of the neighbourhood was still land surrounded by agricultural fields and forests. The lot size and large trees on the property demonstrate the Craftsman ideal that was popular at the time of its construction.



Rear elevation of the house taken from the backyard. *Source: Town of Oakville Planning Services Staff*



Rear driveway to the property. Historically there was an auto shed, or garage, in the back. *Source: Town of Oakville Planning Services Staff*



Left: Small shed at the back of the property. *Source: Town of Oakville planning Services Staff*

Lot and Property History

The house was built on Lot 192 of Plan 113 between 1914 and 1915 under the ownership of Benjamin Franklin Turner and his wife, Isobel.⁵ Turner also owned Lot 191; the rear driveway that is there today was most likely constructed when the Turners owned both lots. Lot 191 remained empty and was most likely a garden/yard space.

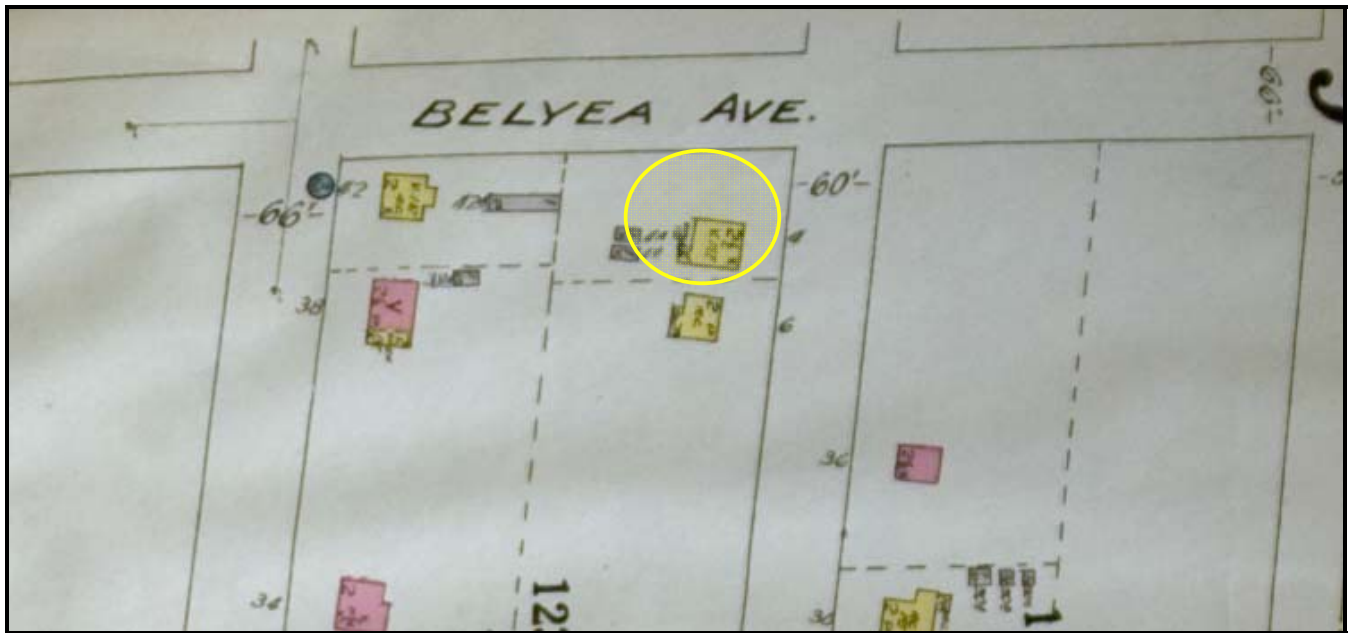
⁵ Oakville Public Library, 1915 tax assessment rolls



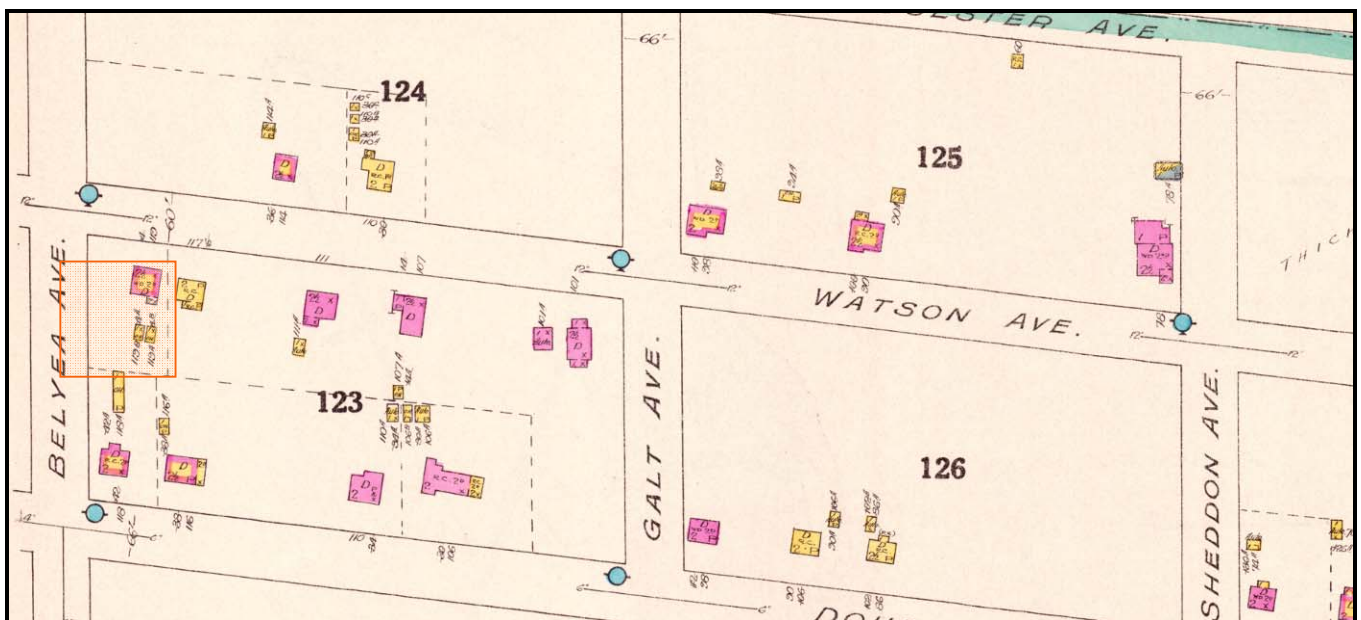
Showing the current parcel on Lot 192 and 191. Historically, these lots were sold together until they were separated around 1953. *Source: OnLand Property Search*

In 1919, Turner’s wife Isobel purchased Lot 193 beside Lot 192. A house was built under their ownership around 1921.⁶ This means both houses were built under the Turner’s ownership of the properties. The house on Lot 193—a slightly smaller 2-storey stucco home the same general shape as the subject property—was demolished around 2005.

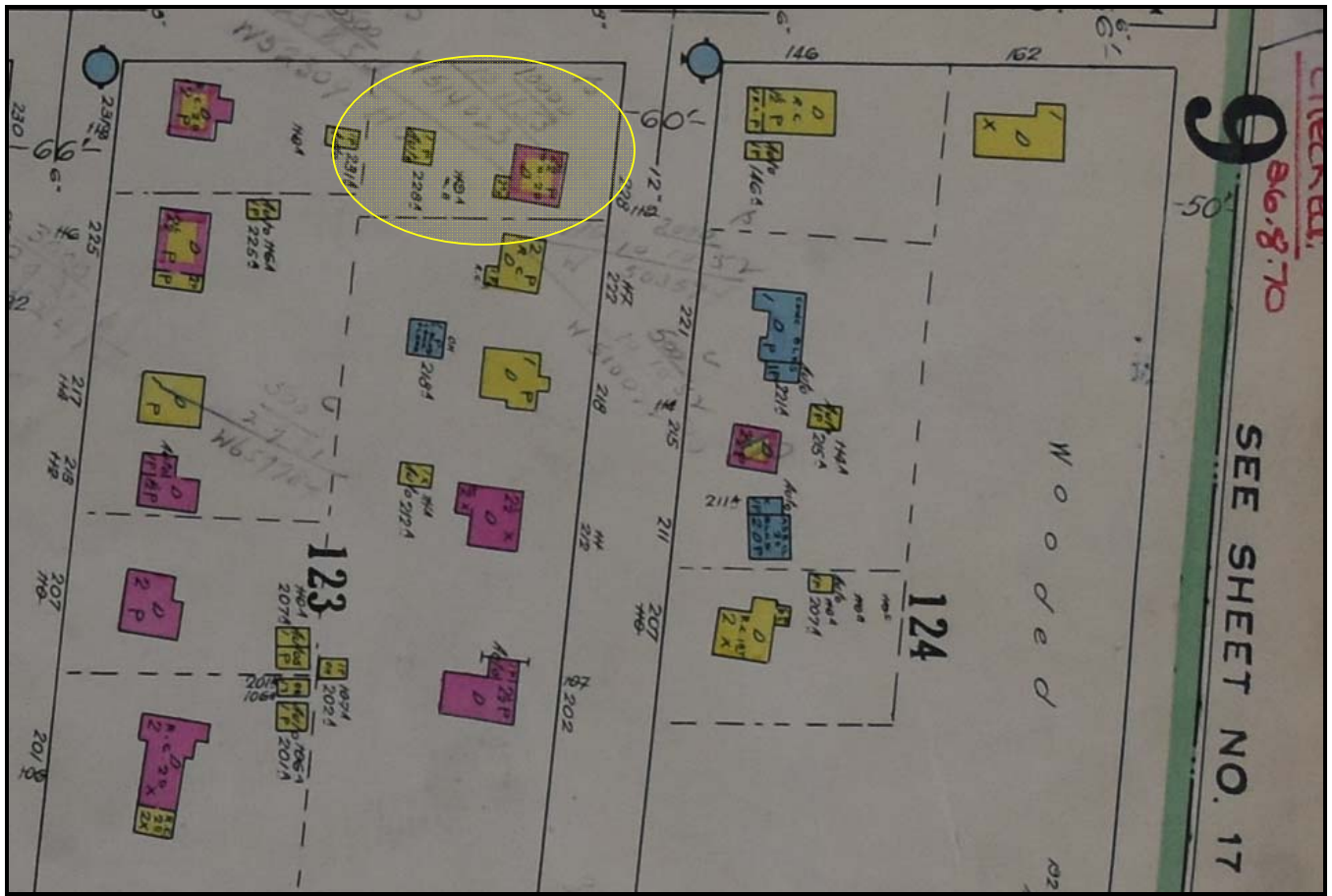
⁶ Oakville Public Library, 1921 tax assessment rolls. The building is written as “not finished”. By 1922 it is complete and its value is \$1800.



1924 fire insurance map showing the subject house on Lot 192 circled in yellow, with an empty Lot 191 beside it. The other house they built on Lot 193 is present. There were two outbuildings on the subject property at this time. The extension at the back of the house is evident. 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 block. Source: Underwriters' Survey Bureau, Insurance Plan of the Town of Oakville. Toronto: Underwriters' Survey Bureau, 1924.



1949 fire insurance map. Note that the two separate wooden outbuildings have become one larger wooden auto shed. Source: Underwriters' Survey Bureau, Insurance Plan of the Town of Oakville. Toronto: Underwriters' Survey Bureau, 1924.

Historical and Associative Value

The home at 356 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, 1806.⁷ The subject property is located within the territory of Treaty No. 14.⁸

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 12,⁹ and would later become the neighbourhood 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

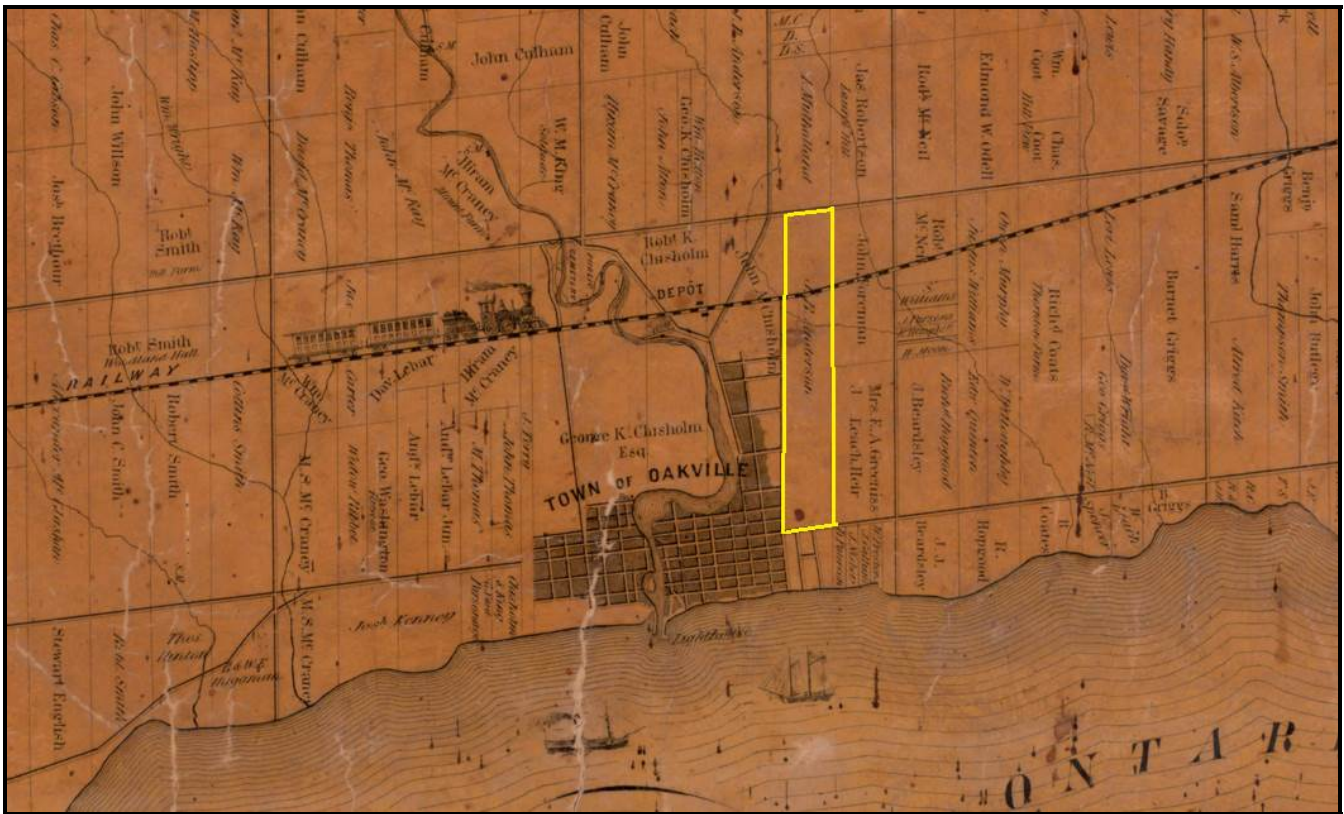
The creek lands were ceded by the Mississauga in Treaty No. 22, which was signed in February of 1820, when the Mississaugas were experiencing duress due to land encroachment, the depletion of fish stocks, and a population that was in severe decline. Treaty 22 stipulated that in exchange for ceding “about 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.¹⁰

⁷ Debwewin: The Oakville Truth Project, *Treaties 2 & 23, 1820*, pg. 9

⁸ 1806 Wilmot Survey; Mississaugas of the Credit GIS Treaty Map

⁹ 1806 Wilmot survey and the subsequent 1858 Tremaine survey

¹⁰ 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.¹¹ In 1810, Fraser sold the southern portion to Charles Anderson, an Irish immigrant¹². When the War of 1812 between the US and Britain began, Fraser joined the American forces.¹³ 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.¹⁴ 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.¹⁵ 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 1836.¹⁶ It burned down in 1895 and at the time was one of the oldest frame homes in the town.¹⁷

¹¹ 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.

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

¹³ Ibid.

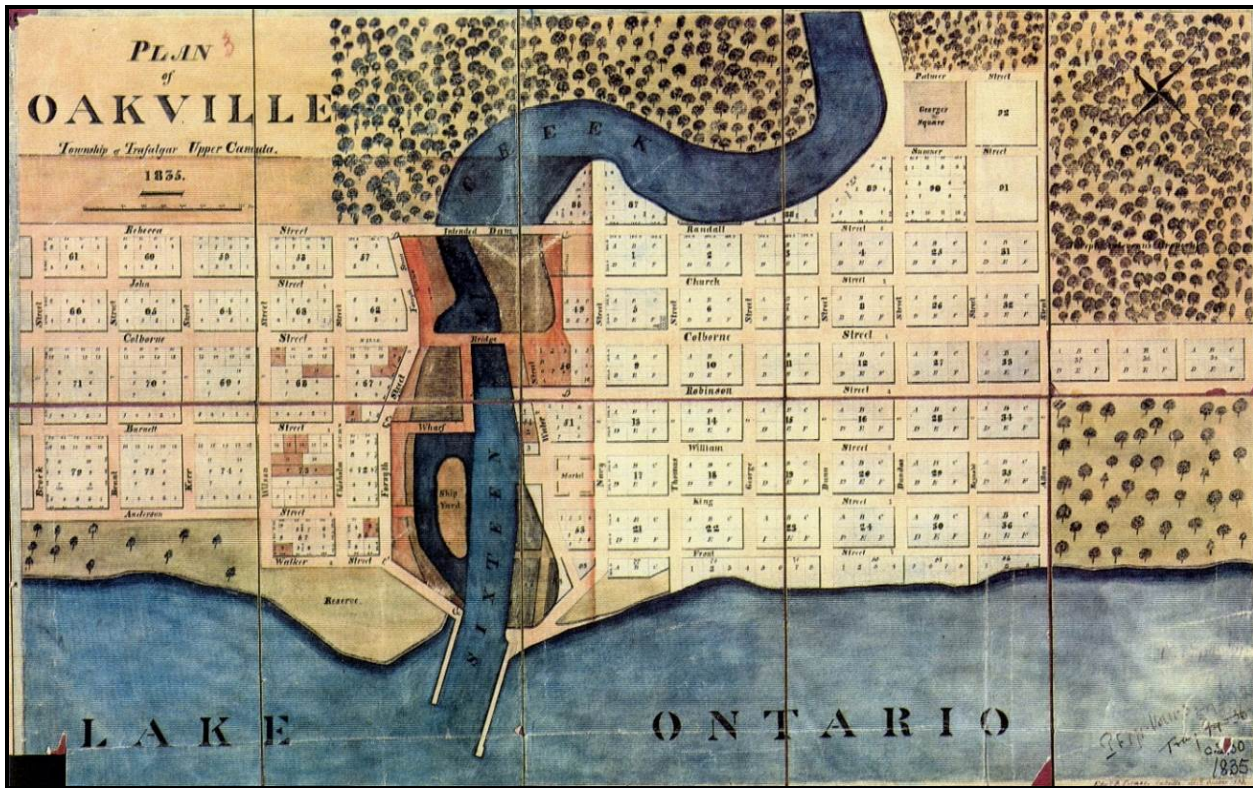
¹⁴ LRO Instrument 166F, being a Bargain and Sale, dated March 31, 1821, between James Baby and Charles Anderson

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

¹⁶ Ibid.

¹⁷ 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 22.¹⁸ 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 356 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 1879.¹⁹

The Anderson Estate house, known as "The Grit Anchorage" faced Lakeshore Road.²⁰ 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.²¹ The Bank of Hamilton, its principal creditor, acquired title to the Anderson farm.²²

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,²³ oversaw the project and its infrastructure—planning

¹⁸ 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

¹⁹ 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).

²⁰ Ahern, Frances Robin. *Oakville: A Small Town, 1900-1930*, p. 110-113, Oakville: Oakville Historical Society

²¹ *The Globe*, "Bank crash is complete", January 7, 1903, pg. 7

²² *The Globe*, "A document found", January 10, 1903 pg. 28

²³ Ahern, Frances Robin. *Oakville: A Small Town, 1900-1930*, pg. 110-113, Oakville: Oakville Historical Society

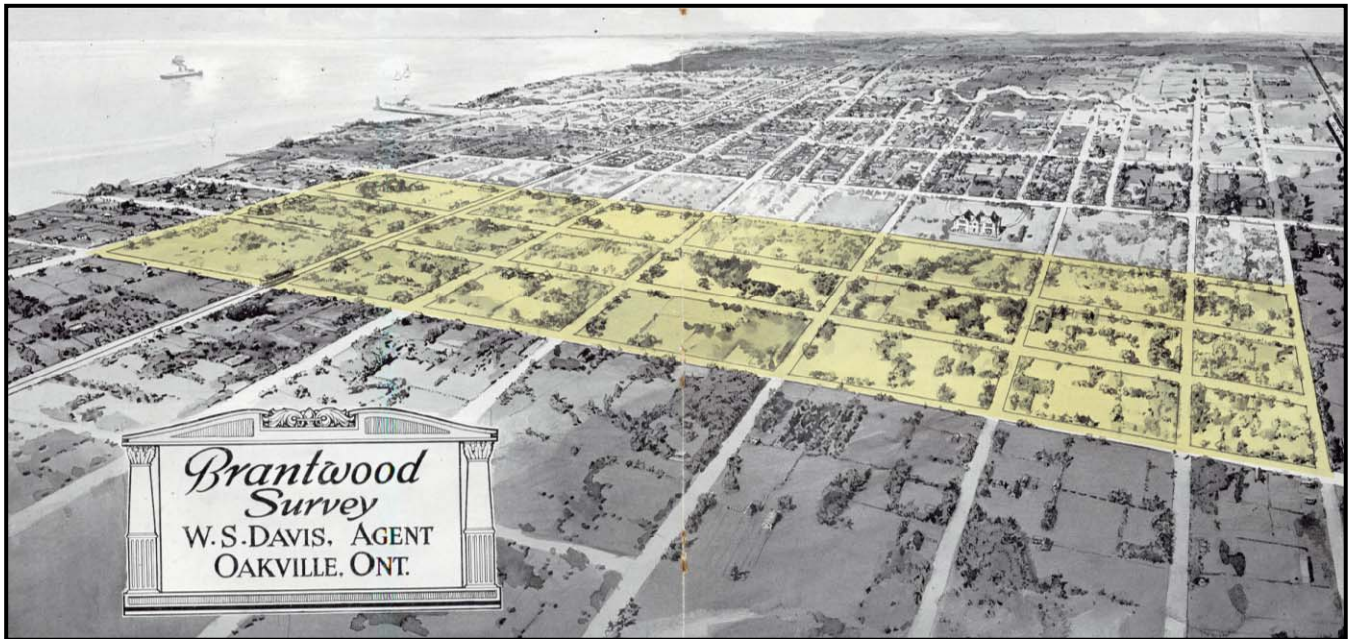
streets, sewers, and sidewalks—as well as selling the lots along with William Sinclair (W.S.) Davis, a local real estate agent who was appointed sales manager.²⁴ The new subdivision was known as Brantwood.²⁵



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.²⁶ 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.²⁷

As part of this new subdivision, in 1907, Cameron Bartlett sold Lot 191 and 192 to W.S. Davis in 1909.²⁸ Davis owned the lots until he sold them to Benjamin Franklin Turner in 1914.²⁹

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



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

²⁴ 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

²⁵ Oakville Historical Society, Brantwood Survey, 1907

²⁶ Cumberland Construction Company Ltd. and W.S. Davis, “Brantwood” pamphlet, 1913

²⁷ Town of Oakville, Planning Services, 376 Douglas Avenue property file, Heritage Research Report, July 2011, pg. 6

²⁸ LRO Instrument 4254 L, being a Bargain and Sale, dated October 11, 1909, between Cameron Bartlett and W.S. Davis

²⁹ LRO Instrument 5701 T, being a Bargain and Sale, dated June 15, 1914, between W.S. Davis and Benjamin Franklin Turner

Benjamin Franklin Turner owned the property when the house was built. By 1915, it was completed and had a value of \$3640.³⁰ In 1919, his wife, Isobel, bought the neighbouring Lot 193 and under their ownership another house was built and completed by 1922 at a value of \$1800.³¹

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 191, 192	1907-1909
W.S. Davis	Plan 113, Lots 191, 192	1909-1914
Benjamin Franklin Turner	Plan 113, Lots 191, 192	1914-1921
Isobel Duncan Turner	Plan 113, Lot 193	1919-1923 ³²
Alexander and Marjorie Marshall	Plan 113, Lots 191, 192	1921-1940
Estate of John Franklin McDuffee (deceased)	Plan 113, Lots 191, 192	1940-1950
Lillian Cox Hall	Plan 113, Lots 191, 192	1950-1953
Lillian Cox Hall	Plan 113, Lots 192, pt 191	1953-1974
Patience Jennings/Ellis	Plan 113, Lots 192, pt 191	1974-1989
Keith Nichols and Beth Jean Rose	Plan 113, Lots 192, pt 191	1989-1997
Jeffrey and Lisa Buzbuzian	Plan 113, Lots 192, pt 191	1997-2009
Richard Toop and Laura Rosene	Plan 113, Lots 192, pt 191	2009-2013
Current owners	Plan 113, Lots 192, pt 191	2013-present

Benjamin Franklin Turner was born in England around 1875.³³ He married Isobel Duncan, who was from Ontario, in 1903.³⁴ The two ended up living near Pittsburgh, Pennsylvania in the United States, and all three of their children were born there.³⁵ They all moved to Canada when they purchased their Oakville property in 1914.³⁶

³⁰ Oakville Public Library, 1915 tax assessment rolls

³¹ Oakville Public Library, 1921 tax assessment rolls

³² The date of Bargain and Sale document is actually July 10, 1920, but is not finalized until 1923. The turners still owned the property but may not have lived on it, or if they did only for a short time until they moved out of Oakville; in the 1921 Census they are living on Allan Street, right when they sold Lots 191 and 192 but the home on 193 was still unfinished.

³³ Find-A-Grave, "Benjamin Franklin Turner", <https://www.findagrave.com/memorial/226590408/benjamin-f-turner>

³⁴ Ancestry.ca, "County of Northumberland Schedule B", marriage certificate between Benjamin Franklin Turner and Isobel Duncan, dated 1903. Note here he lists his job as clerk and living in Pennsylvania.

³⁵ Library and Archives Canada, "1921 Census"

³⁶ Ibid.

While Turner historically listed his job as “teacher” in various assessment rolls and directories (as well as later becoming the Principal of the Turner Business College in Hamilton)³⁷, in the 1921 census he lists his job as ‘builder’. This is interesting, as it may indicate he had a part to play in the building of the subject house at 356 Watson Avenue. Because the neighbouring house (now demolished) was also built under their ownership, it is possible that he participated in the planning and building of that home as well. It is interesting to note buildings’ footprints on fire insurance maps are very similar, even though the second home on Lot 193 was smaller in size (and one storey shorter), as well as being made of different material (frame and stucco).^{38 39}

The Turners moved to Hamilton around 1921 or 1922. Alexander and Marjorie Marshall subsequently bought Lots 191 and 192 and lived there for nearly 20 years. Alexander Marshall was an immigrant from Scotland who came over with his mother and siblings in 1893.⁴⁰ He had various roles at the Canadian Manufacturer’s Association, such as Secretary and Manager of Communications.⁴¹ They appear to have gotten a mortgage loan from John Franklin McDuffee, a local businessman whose wife, Elora, lived at 359 Watson behind the subject property.⁴² However, he passed away in 1925. Despite this, it appears the Marshalls could not pay their mortgage and defaulted the property to the McDuffee estate in 1940.⁴³ It remained under the estate’s ownership until Lillian Cox Hall purchased the property in 1940.

Lillian Cox Hall was distantly related to Herbert Coplin Cox, a prominent community member in Oakville who worked for the Canada Life Assurance Company and owned a large stable of prestigious racing horses.⁴⁴ She received \$5000 in his will when he passed away in 1947, three years before she purchased the home in Oakville.⁴⁵ Under Hall’s ownership, she severed Lot 191 from 192, keeping the western rear strip for a driveway. She owned this property until 1974.

³⁷ Ancestry.ca, “Province of Ontario – Certificate of Registration of Death, Benjamin Franklin Turner”, dated October 6, 1942

³⁸ Underwriters’ Survey Bureau, *Insurance Plans of the Town of Oakville*, years 1924, 1932, and 1949.

³⁹ 1998 survey shows the materials and how many storeys

⁴⁰ Library and Archives Canada, “1921 Census”

⁴¹ Library and Archives Canada, “1921 Census”; Ancestry.ca, “Toronto Births”, Alexander Marshall lists his job as Manager of Intel and Communications at the CMA; Oakville Public Library, tax assessment rolls

⁴² LRO Instrument 9821 P(?), being a Mortgage, dated October 19, 1928, between Elora McDuffee and the Estate of John Franklin McDuffee

⁴³ LRO Instrument 12497, being a Release of Equity of Redemption, dated June 6, 1940, between Marjorie Marshall and the Estate of John Franklin McDuffee, deceased

⁴⁴ Ahern, Frances Robin. *Oakville: A Small Town, 1900-1930*, p. 87-88, Oakville: Oakville Historical Society

⁴⁵ *Oakville-Trafalgar Record*, “Insurance executive leaves 1,334,793”, December 4 1947

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 block and is representative of a Craftsman home from the early 1900s, part of the Arts & Crafts era. The building's design and architectural 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 original houses in the Brantwood survey were inspired by the Arts and Crafts movement, some of which are listed on the Oakville Heritage Register. The streetscape consists of mature trees and moderate sized lots containing medium to large sized houses. There are several newer houses on the street from the mid-20th century on, including the neighbouring houses on either side. The subject property is integral to the larger historical landscape of the neighbourhood and is a prominent feature of the streetscape.



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



2021 view of Watson Avenue looking south with the subject property on the right. It is worth noting that because the newer home built on Lot 191 post-1949 is only one storey, the subject property stands out in the block. This is taken from an intersection where the house is somewhat of a neighbourhood landmark. *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 representative example of a Craftsman style house and an early example of its kind in Oakville.	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 development of Oakville and specifically of the local area 'Brantwood', an early 20th century subdivision of Oakville.	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 356 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 circa 1915 2 ½-storey frame house clad in red brick and wood shingles.

Design Value or Physical Value:

The subject house has design and physical value as a representative example of a 1900s Craftsman house and an early example of its kind in Oakville. The house was built between 1914 and 1915 with elements of Craftsman design such as: a large front verandah; a combination of materials including wood, brick, and cedar shingles; a side gable roof punctuated by rear and front dormers; and multipaned windows throughout, including character-defining bay windows. The house continues to reflect the serene and natural aesthetic of the Arts and Crafts movement through these historic architectural details.

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'. 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 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 historic development of Brantwood.

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 remaining 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 356 Watson Avenue that exemplify its cultural heritage value, as they relate to the original 2 ½-storey rectangular house and the one-storey front porch, include:

- The massing and form of the 2 ½-storey building with side gable roof and centred front and rear dormers;
- Red brick cladding;
- Cedar shingle cladding;
- Red brick chimney;
- Concrete window sills;
- Large front verandah with tapered wooden pillars, brick plinths and wooden railings on the first floor;
- Fenestration on the south, east, and north elevations;

- Multi-paned windows that reflect the style and pane division of the original windows;
- Remaining wood trim, soffits, and fascia; and
- Lakestone foundation above grade.

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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