

**Cultural Heritage Evaluation Report**  
**Slater House**  
340 Watson Avenue, Oakville, Ontario



East elevation of 340 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.

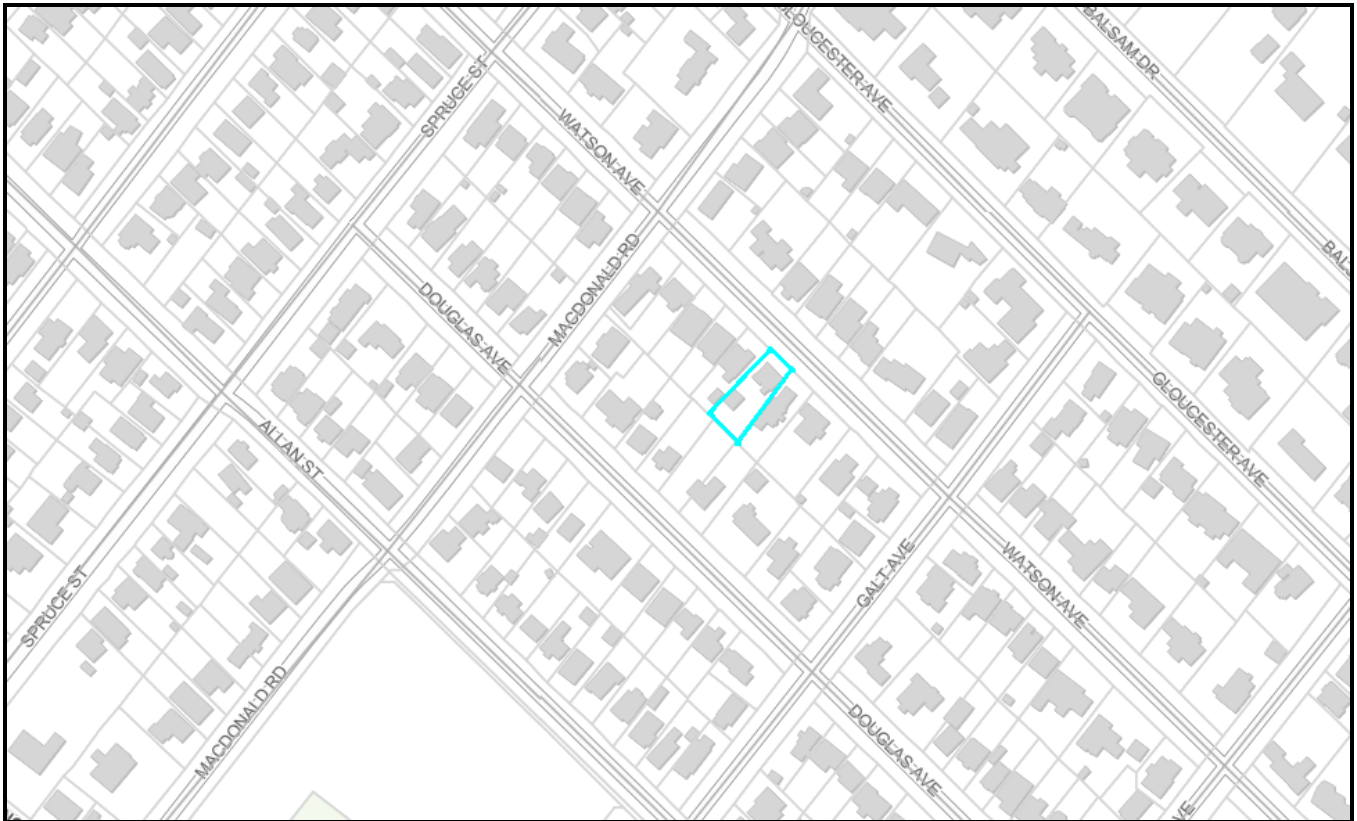
The designation of heritage properties is legislated by the OHA and is supported at a provincial level by the Provincial Policy Statement (2020) and the Growth Plan for the Greater Golden Horseshoe (2019). The conservation of cultural heritage resources is also supported by the Region of Halton Official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

The home at 340 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 1920 Classical Revival style brick 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 340 Watson Avenue is located on the west side of Watson Avenue between Macdonald Road and Galt Avenue, made up of Lot 196 and a portion of Lot 195 to the north. 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 house built in 1929.



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

**Legal description:** LOT 196 and PT LOT 195, PLAN 113; TOWN OF OAKVILLE



### 3. Background Research

#### Design and Physical Value

The subject building at 340 Watson Avenue is a 2 ½-storey brick house built in 1929. The home has design and physical value as a representative example of a Colonial Revival house in Oakville.



East elevation of the house facing Watson Avenue. Source: Town of Oakville Planning Services Staff

#### *Colonial Revival Style (1900-1960)*

North American Colonial Revival architecture became popular with the American Centennial Exhibition of 1876 and its examples of early Northeast American architecture, which filtered into common building styles in Canada.<sup>1</sup> These homes were built with features inspired by the classical elements of colonial buildings. Designs could be easily modified to suit the builder's ideas and the different local materials available.

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<sup>1</sup> Vancouver Heritage Foundation, "Colonial Revivals", <https://www.vancouverheritagefoundation.org/house-styles/colonial-revivals/>;  
Mikel, Robert. *Ontario House Styles: The Distinctive Architecture of the Province's 18<sup>th</sup> and 19<sup>th</sup> Century Homes*, pg. 142



Colonial Revival style homes often have a single central shed dormer on the front façade of the home and a porch with Classical columns. Doors are often centered, and the façade of the home is symmetrical, with little ornamentation. Two-tiered porticos on the sides of the home can also be popular in this style.<sup>2</sup>

#### *Subject Property Description*

The property at 340 Watson Avenue features many elements of a Colonial Revival home. It has a symmetrical façade with a side gabled roof, with the same number and size of windows on either side of the centered door and a central shed dormer with wooden shingles. The roof has flared eaves on the corners at the corniced returns.



Close up of the corniced return with flared eave on the east elevation. The English bond brick pattern is also visible. *Source: Town of Oakville Planning Services Staff*

The brick pattern is an English bond pattern with five rows of running bond between each row of header bricks. The corners of the house were designed with a quoinessque pattern using the same brick as the rest of the house, giving the stately impression of Colonial Revival architecture.

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<sup>2</sup> Mikel, Robert. *Ontario House Styles: The Distinctive Architecture of the Province's 18<sup>th</sup> and 19<sup>th</sup> Century Homes*, pg. 145



The quoin at the corner of the south and east elevations. There is one at the other corner to match. *Source: Town of Oakville Planning Services Staff*

The house has boxed cornice returns with dentil-decorated frieze. The shed dormer also has dentil decoration.



Close up of the dentil decoration on both the main roof and the dormer. *Source: Town of Oakville Planning Services Staff*





The entryway consists of a small central stoop porch. There is a wooden fanlight above the door and sidelights with multipaned wooden windows and wooden paneling on either side of the wooden panelled front door. The head of the door surround is arched with radiating square brick voussoirs.

On the front façade, the window openings on the first storey are segmental with brick voussoirs and a stone keystone. The upper-level windows are square and all the windows on the front have decorative wooden shutters with a crescent moon cutout. These shutters do not appear to be historic. All the windows on the house have stone sills and are contemporary multipaned sash and casement windows.

Left: close up of front porch with the sidelight, fanlight, and brick detailing around the wood panelled front door. *Source: Town of Oakville Planning Services Staff*



Wide view of the windows on the front of the property. *Source: Town of Oakville Planning Services Staff*



The south gabled elevation has three segmental windows and a large bay window on the first storey. The north elevation has no bay windows but includes several multipaned segmental and square windows.



Left: South fenestration with bay window. Top: north elevation. *Source: Town of Oakville Planning Services Staff*

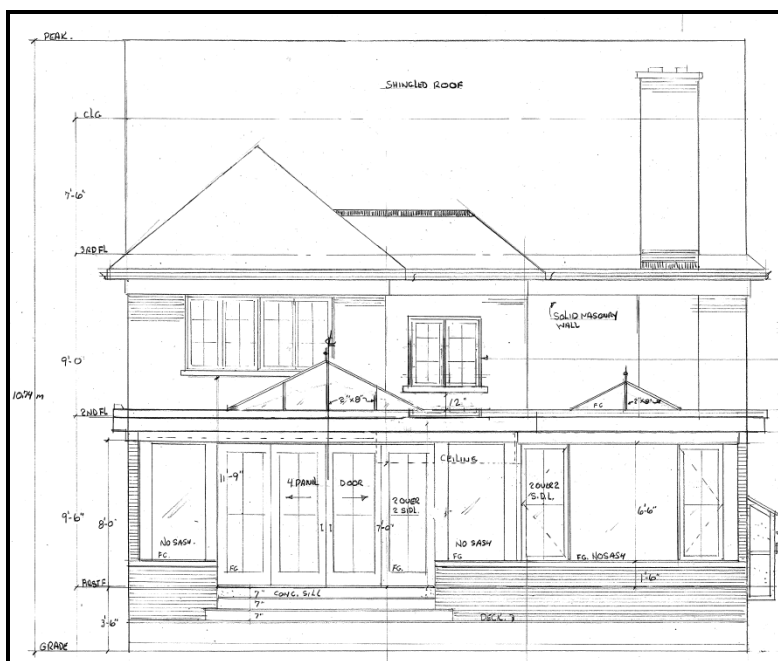
At the rear of the gable-roofed house is an original two-storey hip-roofed brick wing on the north side of the house. The rear of the house has multiple segmental and square window openings with multipaned windows with stone sills, as well as two brick chimneys. The wooden cornice and soffit are simpler than the more detailed front cornice with dentilled details.



2019 view of the rear elevation. *Source: Vimeopro.com*

In 2021, a one-storey addition was added to the rear of the house. The addition includes multiple windows, doors and skylights and is clad in brick. This structure is not considered to be of cultural heritage value.





Rear elevation drawing of new addition, 2021. Source: April 20, 2021, Town of Oakville Committee of Adjustment agenda

There is also a detached frame garage that was constructed in 1977.<sup>3</sup> It is not considered to be of cultural heritage value.



2019 view of the rear elevation of the house and detached garage. Source: Vimeopro.com

<sup>3</sup> Town of Oakville AMANDA Files

### Lot and Property History

The house was built on Lot 196 of Plan 113 in 1929 under the ownership of James Heddle Slater.<sup>4</sup> Lot 196 was sold with Lot 197 until around 1974<sup>5</sup>. Lot 197 was most likely a yard space. Several homes in the area had second lots as garden space.



How the lots were sold from 1920 on until they were later separated around 1974. Source: OnLand

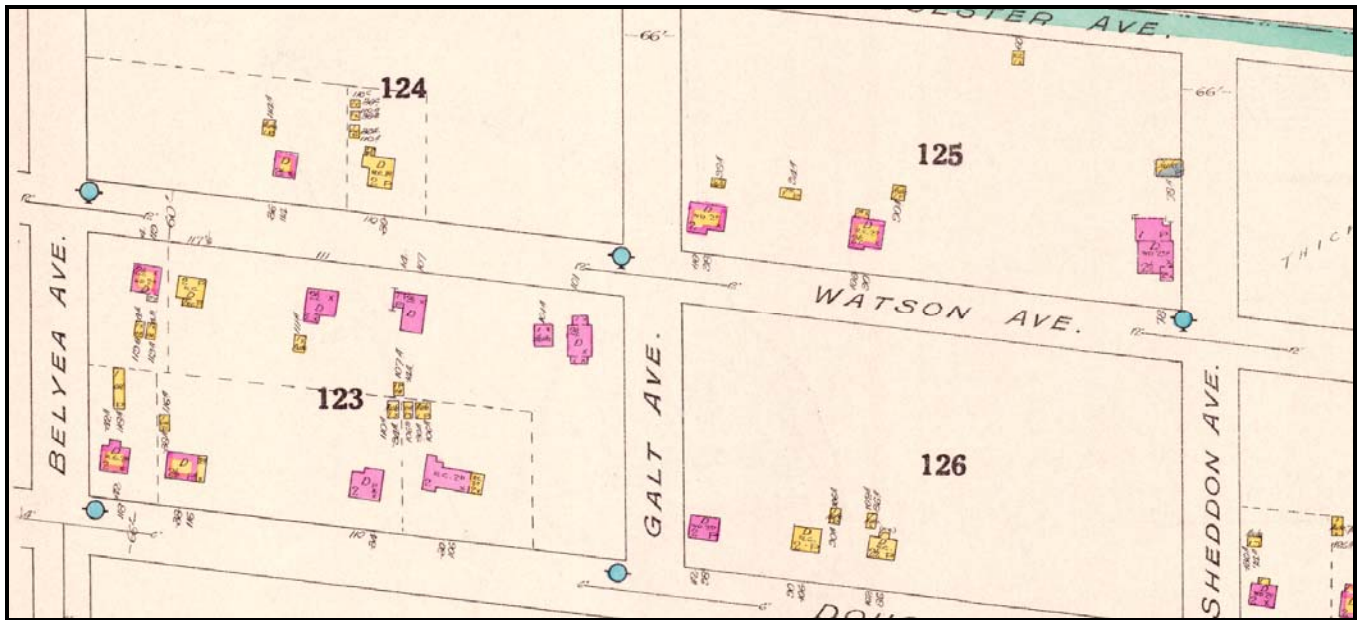


Showing the current size of the subject property lot. Source: OnLand Property Search

<sup>4</sup> Oakville Public Library, 1929 Tax Assessment Roll, shows a building “not finished” valued at \$3,500.

<sup>5</sup> LRO Instrument 386657, being a Grant, dated Marc 18, 1974, between Alan Bennett and wife and Donald and Mary Betts. Lot 197 is later sold in 1988 by Helen Bennett to Hugh and Martha Hardy, indicating the Bennetts kept Lot 197 and sold Lot 196 in 1974.



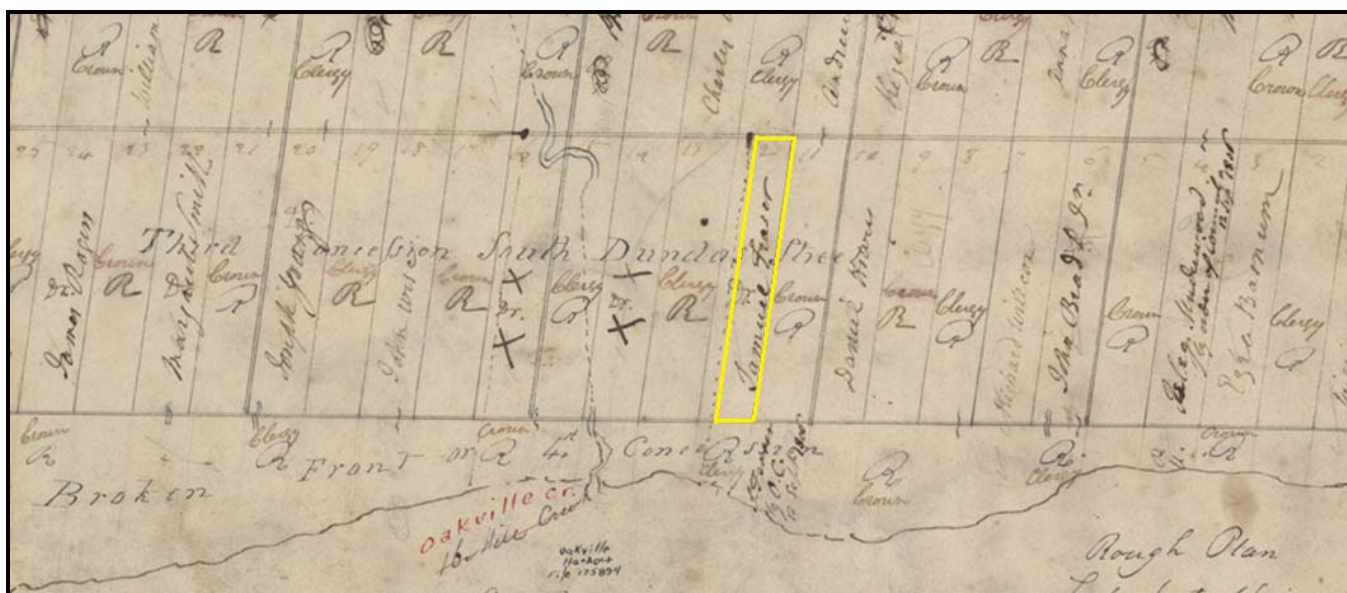


1932 fire insurance map showing the house and wooden shed in the backyard. Note how few houses were built on the street at the time.  
 Source: Underwriters' Survey Bureau, *Insurance Plan of the Town of Oakville*. Toronto: Underwriters' Survey Bureau, 1932.

## Historical and Associative Value

The home at 340 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.<sup>6</sup> The subject property is in the territory of Treaty No. 14.<sup>7</sup>

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.<sup>8</sup> 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, 3<sup>rd</sup> 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.<sup>9</sup>

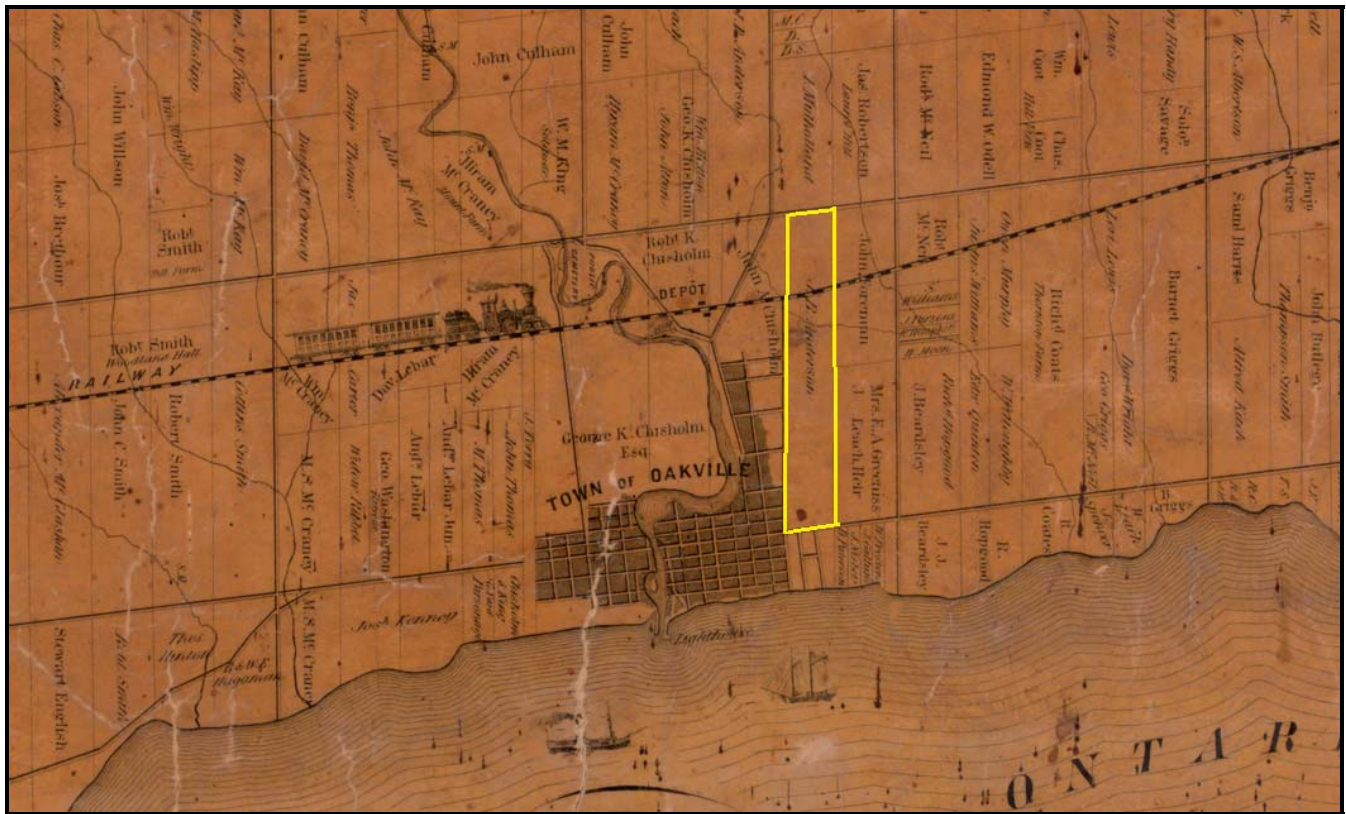
<sup>6</sup> Debwewin: The Oakville Truth Project, *Treaties 2 & 23, 1820*, pg. 9

<sup>7</sup> 1806 Wilmot Survey; Mississaugas of the Credit GIS Treaty Map

<sup>8</sup> 1806 Wilmot survey and the subsequent 1858 Tremaine survey

<sup>9</sup> Debwewin: The Oakville Truth Project, *Treaties 22 & 23, 1820*, pg. 10





George Tremaine's "County of Halton" survey, 1858, with Lot 12, 3<sup>rd</sup> 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.<sup>10</sup> In 1810, Fraser sold the southern portion to Charles Anderson, an Irish immigrant<sup>11</sup>. When the War of 1812 between the US and Britain began, Fraser joined the American forces.<sup>12</sup> 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.<sup>13</sup> 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.<sup>14</sup> 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.<sup>15</sup> It burned down in 1895 and at the time was one of the oldest frame homes in the town.<sup>16</sup>

<sup>10</sup> 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.

<sup>11</sup> Oakville Historical Society, "Lot 12", from the Trafalgar Chartwell Residents' Association: <https://www.oakvillehistory.org/lot-12.html>

<sup>12</sup> Ibid.

<sup>13</sup> LRO Instrument 166F, being a Bargain and Sale, dated March 31, 1821, between James Baby and Charles Anderson

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

<sup>15</sup> Ibid.

<sup>16</sup> 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.<sup>17</sup> 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 subject property 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.<sup>18</sup>

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.<sup>19</sup> The Bank of Hamilton, its principal creditor, acquired title to the Anderson farm.<sup>20</sup>

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,<sup>21</sup> 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.<sup>22</sup> The new subdivision was known as Brantwood.<sup>23</sup>



1913 photo of Watson Avenue looking north. 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.<sup>24</sup> 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.<sup>25</sup>

As part of this new subdivision, in 1907, Cameron Bartlett sold Lot 196 and 197 to W.S. Davis in 1909.<sup>26</sup> Davis sold the lots to James Heddle Slater in 1920.<sup>27</sup>

<sup>17</sup> Ministry of Natural Resources, Crown Grant, wherein William Chisholm of Nelson Township purchased 1,000 acres of Crown land for £1,020, on the 25<sup>th</sup> of March 1831

<sup>18</sup> 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).

<sup>19</sup> *The Globe*, "Bank crash is complete", January 7, 1903, pg. 7

<sup>20</sup> *The Globe*, "A document found", January 10, 1903, pg. 28

<sup>21</sup> Ahern, Frances Robin. *Oakville: A Small Town, 1900-1930*, pg. 110-113, Oakville: Oakville Historical Society

<sup>22</sup> 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

<sup>23</sup> Oakville Historical Society, Brantwood Survey, 1907

<sup>24</sup> Cumberland Construction Company Ltd. and W.S. Davis, "Brantwood" pamphlet, 1913

<sup>25</sup> Town of Oakville, Planning Services, 376 Douglas Avenue property file, Heritage Research Report, July 2011, pg. 6

<sup>26</sup> LRO Instrument 4254 L, being a Bargain and Sale, dated October 11, 1909, between Cameron Bartlett and W.S. Davis

<sup>27</sup> LRO Instrument 7662 N, being a Grant, dated October, 1920, between W.S. Davis and James Heddle Slater





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*

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 other lots	1907-1909
W.S. Davis	Plan 113, Lots 198, 199, and other lots	1909
James H Slater	Plan 113, Lots 196 and 197	1920-1922
Lorna Constance Slater (wife)	Plan 113, Lots 196 and 197	1922-1944
Walter Lind	Plan 113, Lots 196 and 197, part of Lot 195 (1948)	1944-1950
George Harvey McManus and his wife Phyllis as joint tenants	Plan 113, Lots 196, 197, part of Lot 195	1950-1952
Alan and Helen Bennett	Plan 113, Lots 196, 197, part of Lot 195	1952-1974
Donald Betts and Mary Joyce Betts	Plan 113, Lots 196 and 197	1974-1982

Robert Topp	Plan 113, Lots 196 and 197	1982-1996
Kevin and Amelia McAdams	Plan 113, Lots 196 and 197	1996-2020
Current owners	Plan 113, Lots 196 and 197	2020-present

James Heddle Slater was born January 6, 1882, to Robert Slater and Mary Heddle of Hamilton, Ontario.<sup>28</sup> He married Laura Constance Culham in Toronto in 1910.<sup>29</sup> His occupation was listed as traveler, which meant salesperson at the time. When they purchased Lot 196 in 1920, they lived in Ridgeway, Ontario, and were not Oakville residents.<sup>30</sup>

The family did not have a house built until 1929, when the assessment roll lists the building as a 'new house' and the value as \$3,500.<sup>31</sup> By 1930 they are residents of the home.<sup>32</sup>

For unknown reasons, James and Lorna put the property under her name in 1922. They had three daughters and two sons, one of whom was Gordon Slater, a member of the Black Watch Regiment during the Second World War, an exclusive military regiment. Gordon grew up in the subject property in Oakville and attended Oakville High.<sup>33</sup> He paused his military service in 1943 to marry his fiancée Barbara Shenstone. He then fought in Belgium and Holland and was taken prisoner in Belgium, where he died of wounds nine days later in 1944 in a German military hospital.<sup>34</sup> He never met his son Gord, whom he and Barbara had conceived during their short honeymoon.<sup>35</sup>



Left: Gordon Slater at work in the Horse Palace at the CNE in Toronto. Right: Gordon Slater's portrait. *Source: Government of Canada, Canadian Virtual War Memorial.*

<sup>28</sup> Ancestry.ca, "Schedule A – Births, City of Hamilton", 1882

<sup>29</sup> Ancestry.ca, "Marriages, County of York, Division of Toronto", 1910

<sup>30</sup> Library and Archives Canada, "1921 Census of Canada Schedule B", lists the Slaters as residents of Ridgeway. In the 1920 assessment roll for Oakville, it lists Slater as "N.R." or non-residents.

<sup>31</sup> Oakville Public Library, *Town of Oakville Assessment Rolls, 1929*

<sup>32</sup> Oakville Public Library, *Town of Oakville Assessment Rolls, 1930*

<sup>33</sup> Government of Canada, The Canadian Virtual War Memorial, "Gordon Slater", <https://www.veterans.gc.ca/eng/remembrance/memorials/canadian-virtual-war-memorial/detail/2642299>

<sup>34</sup> Ibid.

<sup>35</sup> Wikitree, "Robert Gordon Slater (1915-1944)", <https://www.wikitree.com/wiki/Slater-1017>. Accessed July 27, 2023.



After 22 years, in 1944, the Slaters sold the property to Walter Lind. After several other owners, Alan and Helen Bennett owned the house for over 20 years, from 1952-1974. Helen and Alan moved to Oakville in 1946 and raised four children in the house, Bonnie, Peter, Sally and Julia.<sup>36</sup> Alan worked as a professional engineer while Helen took care of the household. Alan was also an avid sailor and Past-Commodore of the Oakville Yacht Squadron.<sup>37</sup> Alan and Helen sold Lot 196, which has the subject house, in 1974 and kept Lot 197 until 1988.<sup>38</sup>

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<sup>36</sup> *Globe and Mail*, "Obituary for Helen Katherine Bennett", April 1, 1998

<sup>37</sup> *Ottawa Citizen*, "Obituary for Alan Wells Bennett", February 2, 2005

<sup>38</sup> LRO Instrument 386657, being a Grant, dated March 18, 1974, between Alan Bennett and wife and Donald and Mary Betts. Lot 197 is later sold in 1988 by Helen Bennett to Hugh and Martha Hardy, indicating the Bennetts kept Lot 197 and sold Lot 196 in 1974.

## **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 a Colonial Revival house from the 1920s. Its presence is 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. The area includes several properties which are listed on the Oakville Heritage Register. There are several newer houses on the street from the mid-20<sup>th</sup> 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 more 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 behind wall of trees. *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 Colonial Revival style house.	Y
ii. displays a high degree of craftsmanship or artistic merit;	The property does not display a high degree of craftsmanship or artistic merit.	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 theme of development of the local area 'Brantwood', an early 20th century subdivision of Oakville. The property contributes to the value of this historically significant 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, 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 340 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 1929 2 ½-storey Colonial Revival brick house.

### Design Value or Physical Value:

The subject house has design and physical value as a representative example of a Colonial Revival house. The house was built in 1929 with elements of Colonial Revival design such as: side gabled roof with symmetrical façade; brick English bond pattern; boxed cornice return with dentil detailing at the roofline and dormer roof line; brick quoins on the corners; central entrance with small stone porch with sidelights and fanlight surrounding wood panelled door; door surround with radiating square brick voussoirs; multipaned windows with brick lintel with keystones and stone sills; wooden shutters; and a bay window on the north elevation.

### Historical Value or Associative Value:

The home has cultural heritage value for its direct associations with the theme of development of the local residential area known as 'Brantwood', and still retains exterior heritage aspects that have lent to the neighbourhood's character over the last 100 years. Its presence contributes to the relatively intact historic development of Brantwood. The property yields information about residents that contributes to the understanding of the development of the local community, such as the Slater family.

### 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 still retains exterior heritage aspects that have lent to the neighbourhood's character over the last 100 years. 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 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 post-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 heritage attributes of the property at 340 Watson that exemplify its cultural heritage value, as they relate to the historic house, include:

- The massing and form of the gable-roofed two-and-a-half storey building with shed dormer and the hip-roofed two-storey rear wing;
- Symmetrical façade with central door;
- Flared eaves with boxed cornice return with dentil-decorated frieze and wooden soffits on main roof;
- Shed dormer's dentil frieze decoration and wooden shingles;
- Red brick English bond with header bricks every five rows, as well as quoins on the corners;
- Brick window lintels with keystones;



- Entryway sidelights with multipaned wood windows, wooden fanlight window and wood panelled front door;
- Front door arched header with radiating square brick voussoirs;
- Fenestration of the south, east, and north elevations, including the bay window on the south elevation; and
- The use of multipaned sash and casement windows.

## **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*.



## 7. Sources

- Ahern, Frances Robin, *Oakville: A Small Town (1900-1930)*. Oakville: The Oakville Historical Society, 1981
- Ancestry, <http://www.ancestry.ca>
- Blumenson, John, *Ontario Architecture: A Guide to Styles and Building Terms 1784 to Present*. Toronto: Fitzhenry & Whiteside, 1990
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