



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2023-119

A by-law to designate the Guess House at 329 Douglas Avenue as a property of cultural heritage value or interest.

WHEREAS pursuant to Section 29, Part IV of the *Ontario Heritage Act*, R.S.O. 1990, chapter O.18, the council of a municipality is authorized to enact by-laws to designate a real property, including all buildings and structures thereon, to be of cultural heritage value or interest;

WHEREAS the property described in Schedule A to this By-law ("the Property") contains the cultural heritage resource known as the Guess House;

WHEREAS the council of the Corporation of the Town of Oakville, by resolution passed on July 10, 2023, has caused to be served on the owner of the lands and premises at 329 Douglas Avenue, Oakville, ON and upon the Ontario Heritage Trust, notice of intention to designate the Guess House at 329 Douglas Avenue as a property of cultural heritage value or interest, and further, has caused the notice of intention to be published on the town's website in accordance with the town's *Ontario Heritage Act* Alternative Notice Policy;

WHEREAS no objection to the proposed designation was served on the municipality by August 14, 2023, being the last date for filing an objection;

AND WHEREAS the Town Council has described the Property, set out the statement of cultural heritage value or interest for the Property, and described the heritage attributes of the Property in Schedule "B" to this By-law, which forms part of this By-law;

COUNCIL ENACTS AS FOLLOWS:

1. That the real property legally described in Schedule "A" to this By-law, is hereby designated to be of cultural heritage value or interest under Section 29 of the *Ontario Heritage Act*.
2. That the attached Schedules form part of the By-law.
3. And that the Town Solicitor be authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" at the Land Registry Office.

PASSED this 11th day of September, 2023

MAYOR

CLERK

SCHEDULE "A" TO
BY-LAW 2023-119

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

Guess House
329 Douglas Avenue
LOTS 170 and 171, PLAN 113; TOWN OF OAKVILLE

PIN: 24809-0052

SCHEDULE "B" TO
BY-LAW 2023-119

STATEMENT OF SIGNIFICANCE

Description of Property

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

Statement of Cultural Heritage Value or Interest

Design and Physical Value

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

Historical and Associative Value

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

Contextual Value

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

Description of Heritage Attributes

Key heritage attributes of the property at 329 Douglas Avenue that exemplify its cultural heritage value, as they relate to the historic two-and-a-half storey house, include:

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

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

- Low lakestone knee wall and lakestone columns along Douglas Avenue

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