

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2023-129

A by-law to designate the Turner House at 356 Watson 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 Turner House;

WHEREAS the council of the Corporation of the Town of Oakville, by resolution passed on August 14, 2023, has caused to be served on the owner of the lands and premises at 356 Watson Avenue, Oakville, ON and upon the Ontario Heritage Trust, notice of intention to designate the Turner House at 356 Watson 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 a Notice of Objection to the proposed designation was served on the municipality by September 15, 2023, being the last date of filing for an objection;

WHEREAS the Town Council considered the Notice of Intention to Designate and made the decision not to withdraw the Notice of Intention to Designate within the timeline set out in the *Ontario Heritage Act* and passed this Designation By-law 2023-129 for the Property;

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 13th day of November, 2023

MAYOR

CLERK

SCHEDULE "A" TO
BY-LAW 2023-129

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

Turner House
356 Watson Avenue
LOT 192 and PT LOT 191, PLAN 113; TOWN OF OAKVILLE

PIN: 24809-0056

SCHEDULE “B” TO
BY-LAW 2023-129

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

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 two-and-a-half storey frame house clad in red brick and wood shingles known as the Turner House.

Statement of Cultural Heritage Value or Interest

Design and Physical Value

The subject house has design and physical value as a representative example of an early 1900s Craftsman style house. The two-and-a-half storey 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 protruding bay windows. The house continues to reflect the craftsmanship and natural aesthetic of the Arts and Crafts movement through these historic architectural details.

Historical and Associative Value

The subject house has cultural heritage value for its direct associations with the theme of 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 original homes, including the subject house, were built with influences from the Arts and Crafts era, creating a defined look for the subdivision. The subdivision was a large and significant development for Oakville, substantially increasing its residential area and raising the town’s profile. Many buyers of the lots and houses during this time were upper middle-class businesspeople from larger cities, whose presence in turn affected the growth and development of Oakville.

Contextual Value

The subject property has contextual value because it defines, supports and maintains the character of the Brantwood neighbourhood. 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 home is one of the earliest built in the Brantwood subdivision and is a prominent building on the street. As an anchor

point in the Brantwood subdivision, this house helps to define the original Arts and Crafts aesthetic of Brantwood and continues to support and maintain the character of the neighbourhood.

Description of Heritage Attributes

Key attributes of the property at 356 Watson Avenue that exemplify its cultural heritage value as an early 1900s Craftsman style house, as they relate to the original two-and-a-half storey rectangular house and the one-storey front porch, include:

- The massing and form of the two-and-a-half storey building with side gable roof and centred front and rear dormers;
- Red brick cladding and 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;
- The presence of 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.

The designation does not include the frame stairwell addition on the south side of the house or the two-storey covered-porch wing on the west side of the house.