

**Cultural Heritage Evaluation Report**  
**Nightingale House**  
265 Watson Avenue, Oakville, Ontario



West elevation of 265 Watson Avenue. 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.

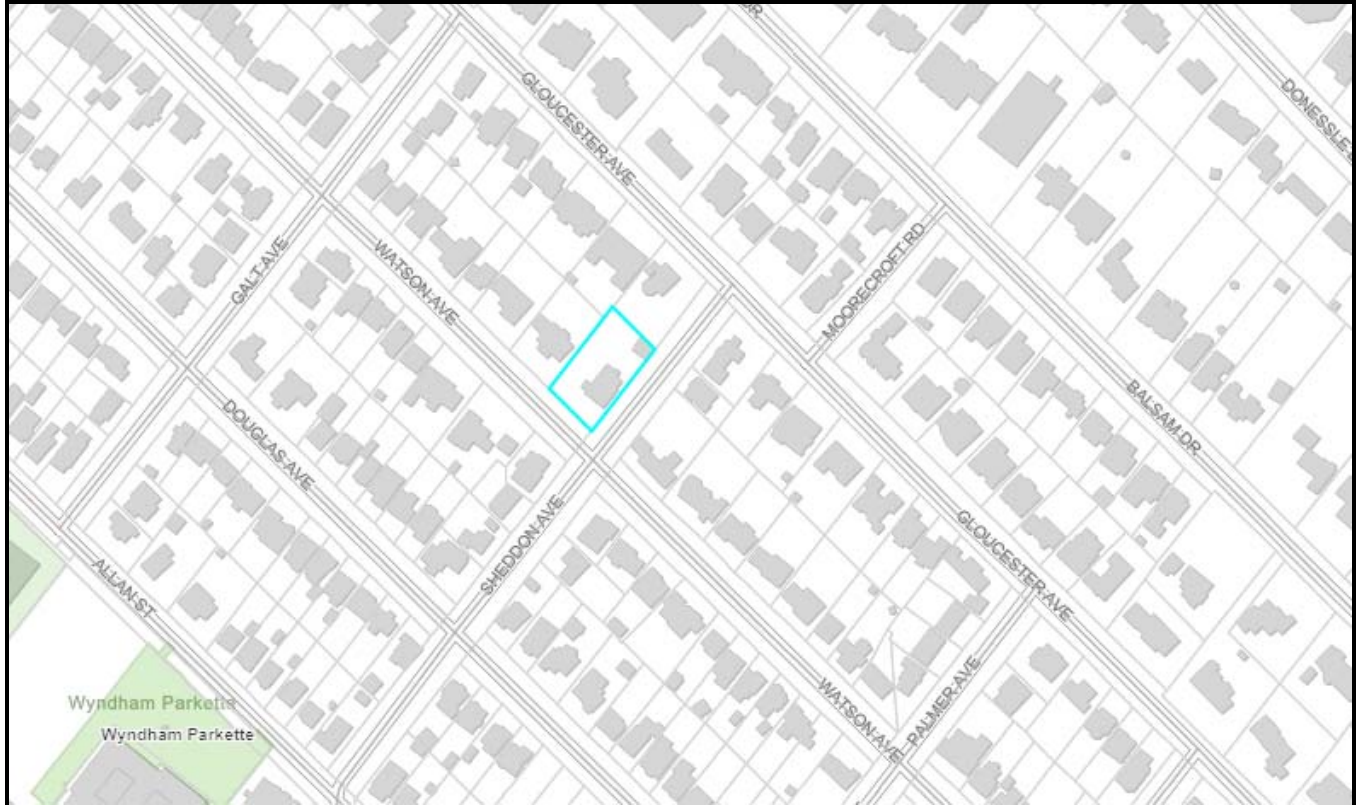
The designation of heritage properties is legislated by the OHA and is supported at a provincial level by the Provincial Policy Statement (2020) and the Growth Plan for the Greater Golden Horseshoe (2019). The conservation of cultural heritage resources is also supported by the Region of Halton Official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

The home at 265 Watson Avenue is located on the east side of Watson Avenue between Galt Avenue and Sheddon 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)* for its potential cultural heritage value for its "circa 1911 Edwardian and Arts & Crafts style brick house."

This CHER has evaluated the property in accordance with the requirements of the OHA and finds that the property meets five 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 265 Watson Avenue is located on the east side of Watson Avenue between Galt Avenue and Sheddon Avenue, made up of Lots 285 and 286 and part of Lots 345 and 346. 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 two-and-a-half storey brick and frame house built circa 1915 and completed 1916.



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

**Legal description:** LOTS 285 and 286, PT LOTS 345 and 346, PLAN 113; TOWN OF OAKVILLE



### 3. Background Research

#### Design and Physical Value

The subject building at 265 Watson Avenue is a two-and-a-half storey brick and frame house. The home has architectural value as a representative example of a Craftsman home built during the Arts and Crafts movement of the early 1900s in Oakville.



1989 photo of the subject property. Source: Town of Oakville Planning Services Staff

#### *Arts and Crafts Movement and 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.<sup>1</sup> The movement spread to North America and many structures built between 1890 and 1940 demonstrate Arts and Crafts influenced architectural details.<sup>2</sup> 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.<sup>3</sup>

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

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<sup>1</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. 101

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

<sup>3</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. 105

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 property at 265 Watson Avenue features many Arts and Crafts Craftsman elements. It is a two-and-a-half storey detached residential dwelling with a two-storey brick and frame wing to the north and a one-storey brick wing to the rear. It has an asymmetrical façade with a rectangular bump out for a first and second storey set of triple windows on the front, which echoes the appearance of a bay window. The house has a side gabled roof and there is an external brick chimney on the north elevation.



Front façade (west elevation) of the house with fenestration. *Source: Town of Oakville Planning Services Staff*

The house is clad in red brick on the first storey in a running bond pattern. The upper storeys have wooden shingles, except for the half storey, which has stucco on the gabled sides with half timbering. This is an Arts and Crafts design element, calling back to Tudor and Medieval cottages. The stucco has been applied with a pebbled texture for a rustic appearance.

The roof and dormers on the house have projecting eaves with exposed rafters, a common element of Craftsman homes. The gables sides have wooden soffit and flashing. The second storey has as a bell cast flare, a quaint element of the Arts and Crafts era.





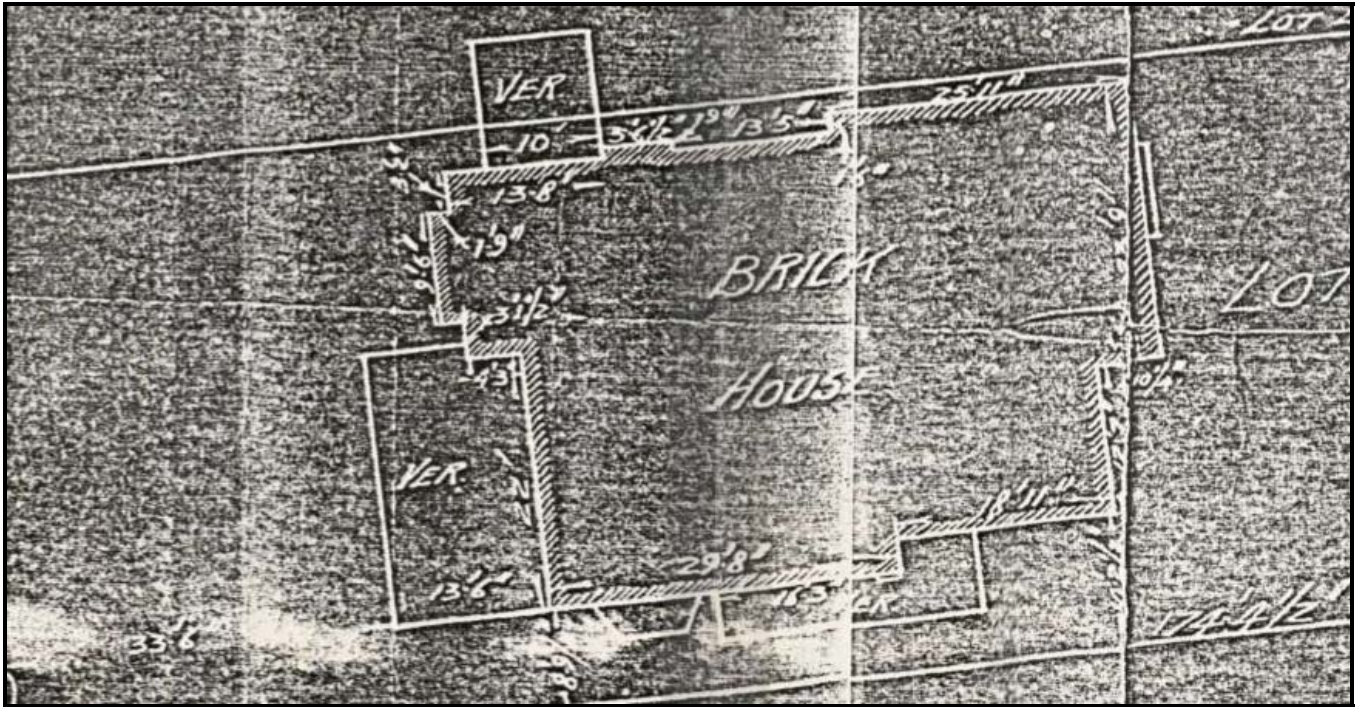
Close up of the upper storey stucco and half timbering design. The same thing can be seen on the north elevation. *Source: Town of Oakville Planning Services Staff*



Close up of the bell cast flare on the second storey. *Source: Town of Oakville Planning Services Staff*

The front entrance of the house has a porch that is covered by the second storey, with railings shaped like curved half circles. The 1926 survey of the property below shows that the house originally had a larger porch that extended over 13 feet from the front of the house.





A 1926 survey that shows the veranda ("ver") in the front extending well past the house. Today, it ends where the bump out begins.  
Source: Source: Mackay and Mackay Land Surveyors and Engineers, Town of Oakville files

Explained in more detail in the historical section of this report, the home was most likely constructed by local builder, Sidney (Sydney) Frederick Wiffen. He also designed 291 Watson Avenue, located several houses down the street, around the same time as the subject house. That house looks very similar to the subject house and contains a large front porch with a balcony. It is likely that this is how the subject house originally appeared as well.



A view of 291 Watson Avenue, which is a similar design to 265 Watson, and shows what the original porch design may have looked like.  
Source: Town of Oakville Planning Services Staff



It is unknown when the porch was cut down to the existing smaller porch, but it is already present in a 1989 photo of the house.<sup>4</sup> Sometime between 2011 and 2013, the previous, more narrow columns were replaced with the larger, more decorative paneled columns that exist today.

The north elevation of the house has a screen porch with an enclosed second storey extension above. Similar wings were common in other Brantwood houses during this time, with an open porch covered by an upper floor living space. This wing may not have been original to the construction of the house but does appear in a 1926 survey as a verandah. The wing does not appear in fire insurance maps before 1949 but it was common that these maps did not include all porches. It is therefore likely that the second storey was constructed sometime between 1932 and 1949, as before that time it would have only been a one-storey verandah.



West elevation of 265 Watson Avenue with the horseshoe driveway. *Source: Town of Oakville Planning Services Staff*

The house also includes a historic one-storey rear brick-clad wing that has been added to in recent years. This portion of the house has been altered and has not been included as a heritage attribute.

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<sup>4</sup> Town of Oakville files





Roof shape from above. Note the one storey rear portion on the east elevation and the covered porch on the north elevation. *Source: Google Street View*

In keeping with the Craftsman style, the home has many windows, including double and triple sets of windows, common in Arts and Crafts era houses. The house has a historic bay window on the south elevation, which historically had a hip roof until it was removed sometime between 2011 and 2013.<sup>5</sup> A second bay window was built with a flat roof on the eastern portion of the elevation in 1996; this bay is clad in wood shingles with multipaned windows, retaining the overall Craftsman aesthetic.



2008 photo showing the octagonal window in the centre of the house on the second storey. *Source: Town of Oakville Planning Services Staff*

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<sup>5</sup> Town of Oakville files



The upper storey has two multipaned sash windows and previously had an octagonal window in the middle, which has since been replaced with multipaned sash windows.<sup>6</sup> This octagonal window would have been a later addition to the house and may have replaced a door that could have provided access to a balcony above the front porch that was later reduced in size. This configuration is still visible on the house at 291 Watson Avenue.



South elevation of the house with two bay windows. The one on the right was built in 1996. *Source: Town of Oakville Planning Services Staff*

All the windows on the house are contemporary multipaned windows, most with a 4/1 or 6/1 pane design that is in keeping with the Arts and Crafts era. The windows in the brick first storey have radiating brick voussoir lintels and concrete sills. The windows on the upper storeys are flat and have wooden trim. The front door header is also a radiating brick voussoir.

There is a garage on the property, which was built in in 2001, replacing an earlier one on the site.<sup>7</sup> This structure does not have any heritage value.

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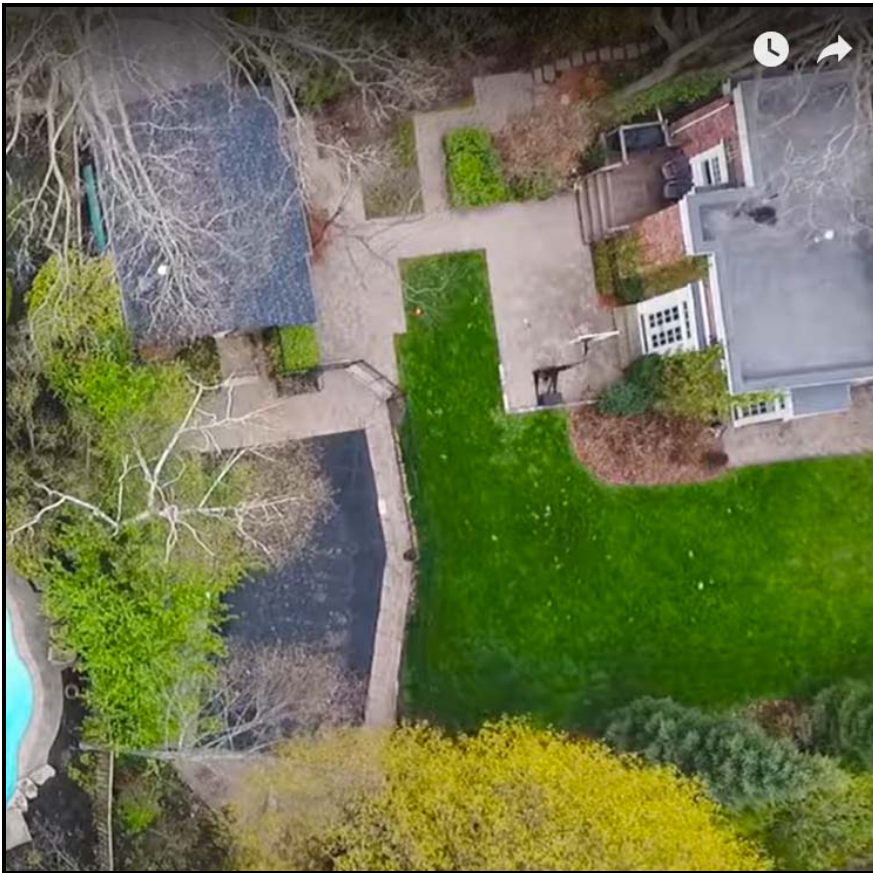
<sup>6</sup> A 2013 image of the house shows the octagonal window still present, so it was replaced sometime in the last 10 years.

<sup>7</sup> Town of Oakville files; 1924 and 1932 fire insurance maps





Street view of the updated garage in the same location as the original. *Source: Google Street View*



Aerial view showing the rear yard with garage, pool and rear one-storey brick wing. *Source: YouTube*

### Lot and Property History

The subject house was built on Lot 285 starting in 1914 and finishing in 1915. There was an unfinished building on Lot 285 worth \$2,800 in late 1914, but by this point it was under the ownership of Henry Nightingale.<sup>8</sup> It was likely that Sidney Wiffen, a builder who built other houses in the neighbourhood and sold them, had started construction on this house when he owned the lot but then sold to Henry Nightingale when Nightingale purchased the lot to the north.<sup>9</sup> Wiffen only owned Lot 285 for approximately six months, from December 1913 to May 1914. In the 1915 assessment roll, the house was worth \$3,000.<sup>10</sup> By 1916, the house was completed and worth \$3,600.<sup>11</sup>



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

In 1921, Lots 345 and 346 to the east of the property were purchased by the homeowners at the time, Florence and Frank Law.<sup>12</sup> For around 15 years, the four lots were part of the same property. They were severed around 1926 to the current property line shown above.<sup>13</sup>

<sup>8</sup> Oakville Public Library, *Town of Oakville Assessment Rolls*, 1914

<sup>9</sup> LRO Instrument 5981 (?), being a Bill and Sale, dated May 1, 1914, between William Sinclair Davis and Wife and Henry Nightingale

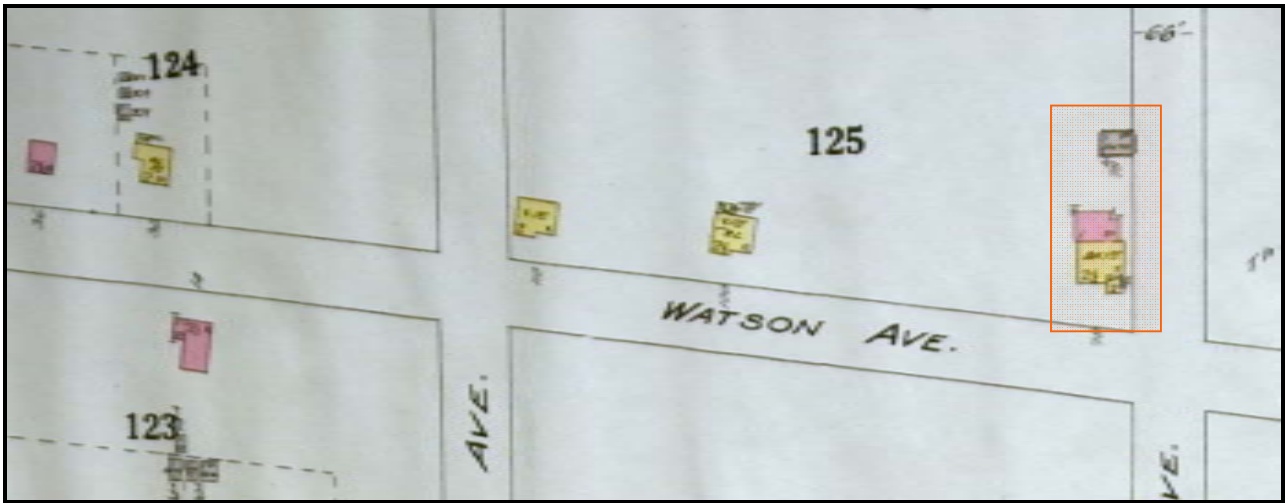
<sup>10</sup> Oakville Public Library, *Town of Oakville Assessment Rolls*, 1915

<sup>11</sup> Oakville Public Library, *Town of Oakville Assessment Rolls*, 1916

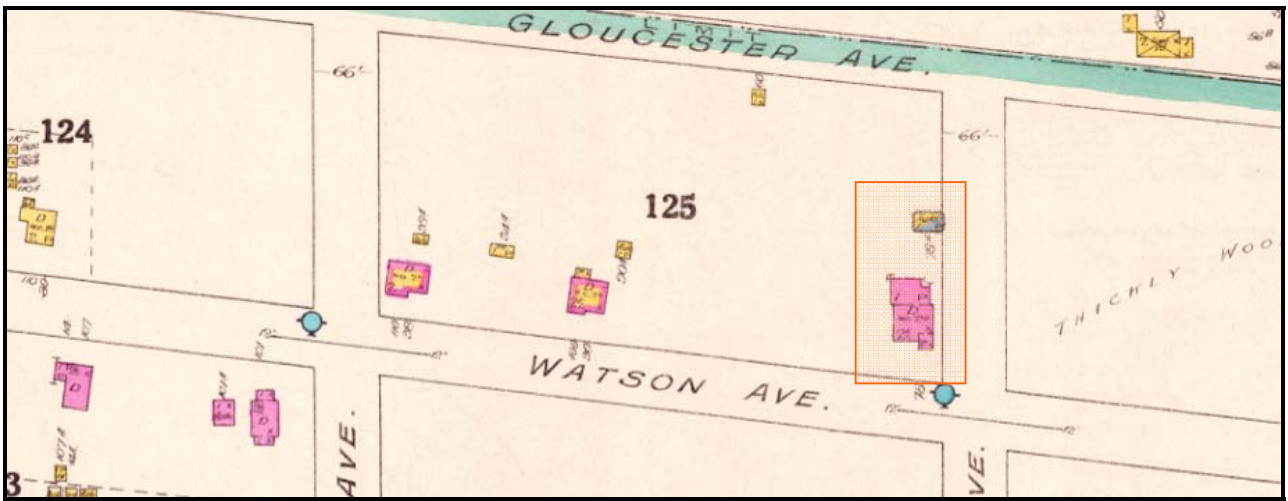
<sup>12</sup> LRO Instrument 7945, being a Grant, dated April 15, 1921, between William Sinclair Davis and Wife and Florence Ellen Law

<sup>13</sup> LRO Instrument 9850, being a Grant, dated May 1, 1926, between Marshall Flick and William Bell, when only part of Lots 345 and 346 were sold to Bell.

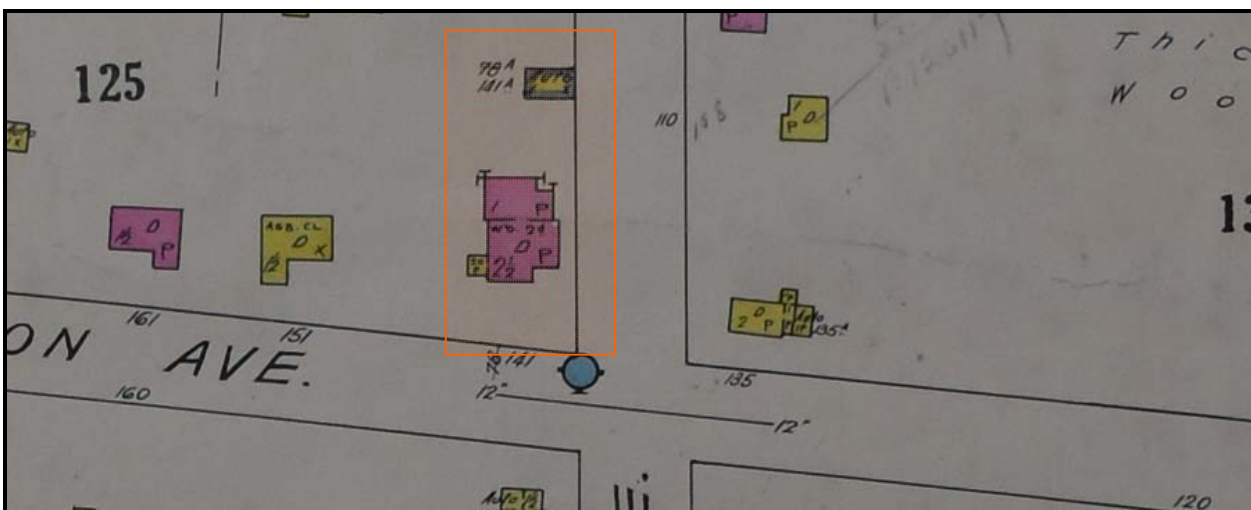




1924 fire insurance map showing the shape and materials of the house, as well as its original garage. Source: Underwriters' Survey Bureau, Insurance Plan of the Town of Oakville. Toronto: Underwriters' Survey Bureau, 1924.

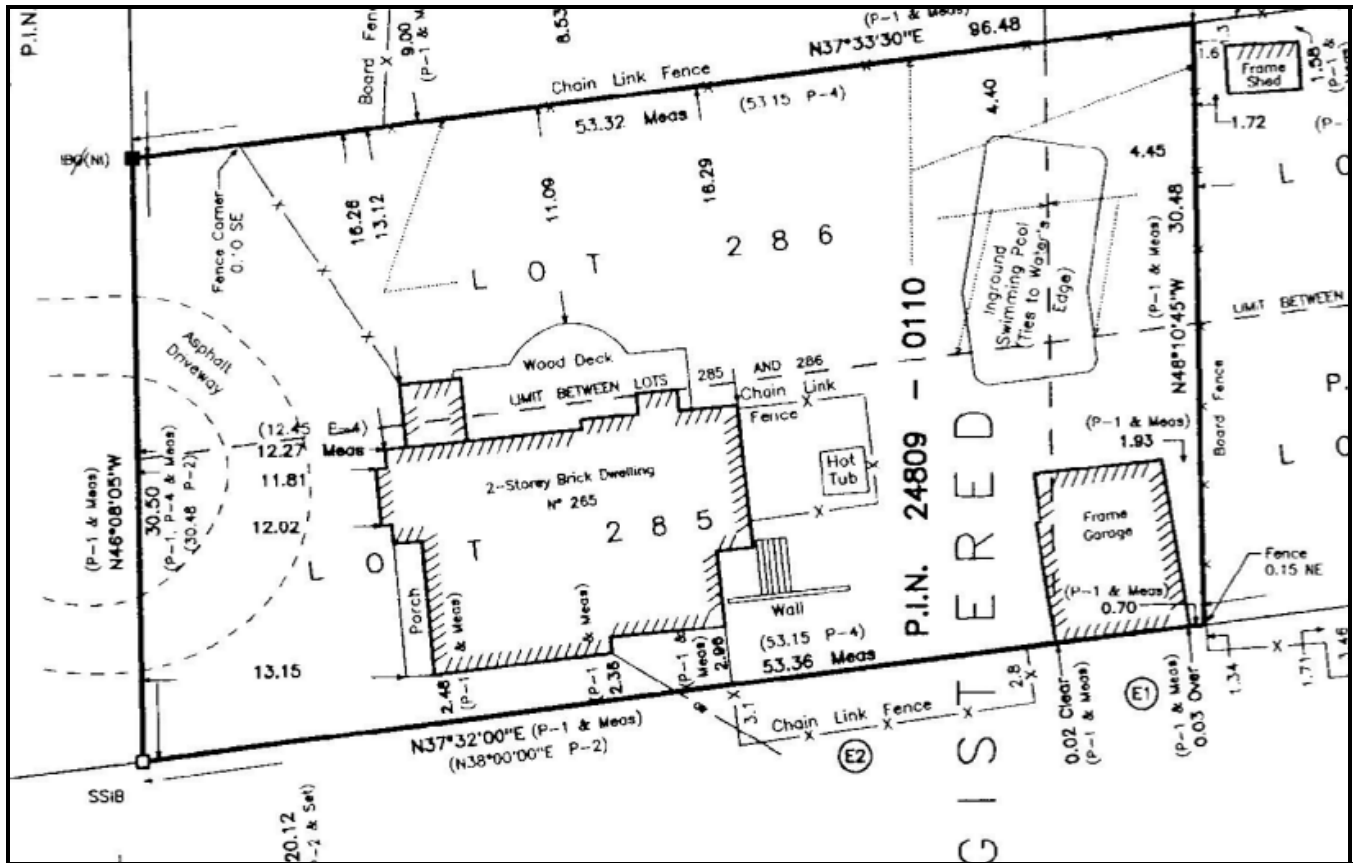


1932 fire insurance map showing the same footprint as 1924. Note the thickly wooded area to the south, meaning the house would have been on the edge of what was still a fairly wild landscape. Source: Underwriters' Survey Bureau, Insurance Plan of the Town of Oakville. Toronto: Underwriters' Survey Bureau, 1932



1949 fire insurance map that shows several more buildings in the neighbourhood and the verandah on the north elevation. Source: Underwriters' Survey Bureau, Insurance Plan of the Town of Oakville. Toronto: Underwriters' Survey Bureau, 1949

In 1972, an in-ground pool was installed. In 1996, the house had an interior renovation to the main and second storeys which included a new deck with stairs and bay window on the south elevation. In 2001, a new garage was built in the same location as the original. In 2012, two one-storey additions were added on the southeast corner of the house, filling in the open corners.<sup>14</sup> These elements of the property are not considered to be of heritage value.



A 2000 survey of the property showing more detail of the house and the property. Note the now much smaller porch compared to the earlier survey. Source: Fred G. Cunningham Incorporated, Town of Oakville files

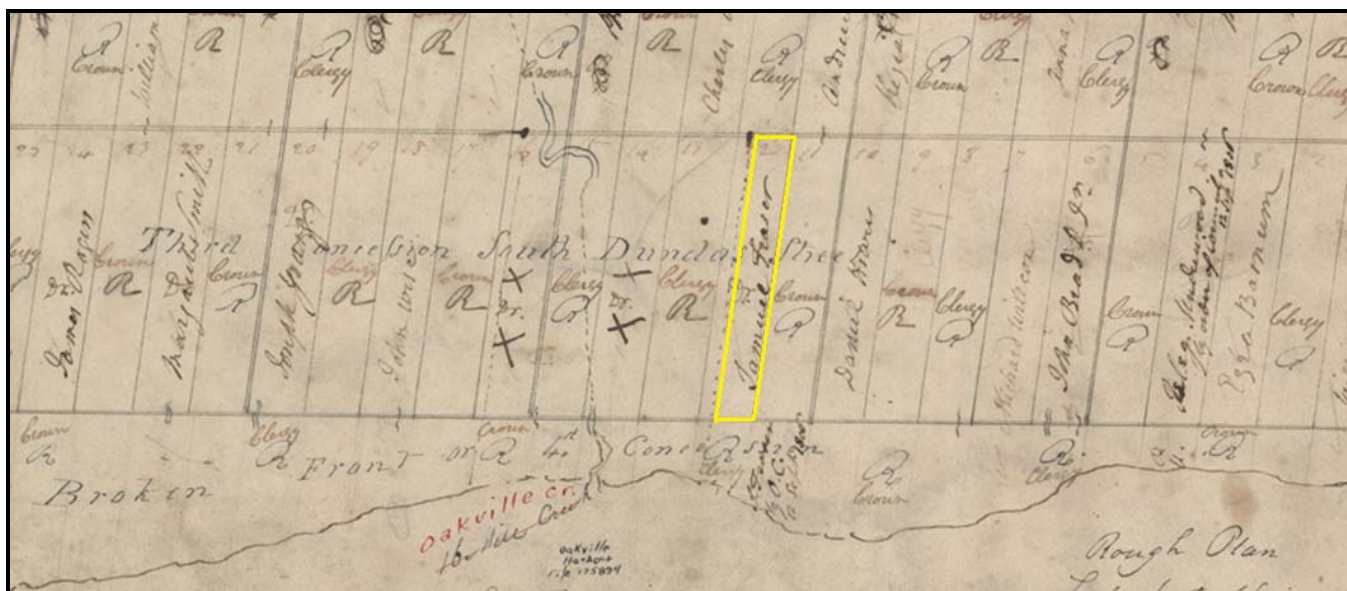
<sup>14</sup> Town of Oakville files



## Historical and Associative Value

The property at 265 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>15</sup> The subject property is in the territory of Treaty No. 14.<sup>16</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, of which the portion south of the train tracks would later become the neighbourhood of Brantwood in the 1900s.<sup>17</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

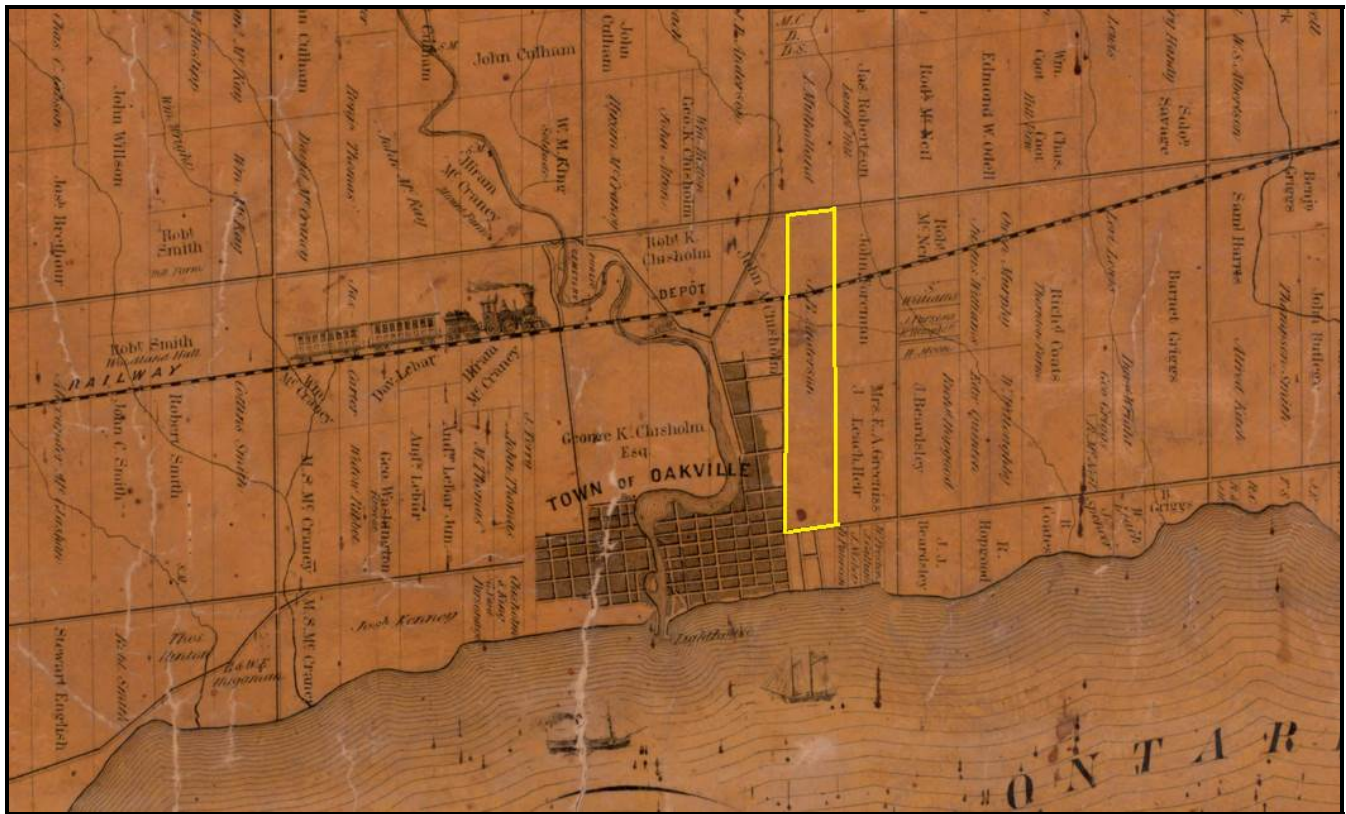
The creek lands were ceded by the Mississauga in Treaty No. 22, which was signed in February of 1820, when the Mississaugas were experiencing duress due to land encroachment, the depletion of fish stocks, and a population that was in severe decline. Treaty 22 stipulated that in exchange for ceding "about 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>18</sup>

<sup>15</sup> Debwevin: The Oakville Truth Project, *Treaties 2 & 23, 1820*, pg. 9

<sup>16</sup> 1806 Wilmot Survey; Mississaugas of the Credit GIS Treaty Map

<sup>17</sup> 1806 Wilmot survey and the subsequent 1858 Tremaine survey

<sup>18</sup> Debwevin: 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>19</sup> In 1810, Fraser sold the southern portion to Charles Anderson, an Irish immigrant<sup>20</sup>. When the War of 1812 between the US and Britain began, Fraser joined the American forces.<sup>21</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>22</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>23</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>24</sup> It burned down in 1895 and at the time was one of the oldest frame homes in the town.<sup>25</sup>

<sup>19</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>20</sup> Oakville Historical Society, "Lot 12", from the Trafalgar Chartwell Residents' Association: <https://www.oakvillehistory.org/lot-12.html>

<sup>21</sup> Ibid.

<sup>22</sup> LRO Instrument 166F, being a Bargain and Sale, dated March 31, 1821, between James Baby and Charles Anderson

<sup>23</sup> Oakville Historical Society, "Lot 12", from the Trafalgar Chartwell Residents' Association: <https://www.oakvillehistory.org/lot-12.html>

<sup>24</sup> Ibid.

<sup>25</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>26</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>27</sup>



Edward B. Palmer's, "Plan of Oakville, Township of Trafalgar Upper Canada 1835" Source: Oakville Historical Society

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>28</sup> The Bank of Hamilton, its principal creditor, acquired title to the Anderson farm.<sup>29</sup>

<sup>26</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>27</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>28</sup> *The Globe*, "Bank crash is complete", January 7, 1903, pg. 7

<sup>29</sup> *The Globe*, "A document found", January 10, 1903, pg. 28



1913 photo of Watson Avenue looking north, with sidewalks completed before roads. Source: 1913 Brantwood promotional booklet, Cumberland Land Company Ltd. and W.S. Davis

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>30</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>31</sup> The new subdivision was known as Brantwood.<sup>32</sup>

A detailed sales brochure (circa 1913-1916) was developed to target Toronto and Hamilton upper middle-class workers and their families to relocate to this new subdivision in Oakville, promising “permanent freedom from the city's ceaseless turmoil”.<sup>33</sup> The neighbourhood was advertised as a means to escape the city and live surrounded by bountiful nature, with large lots and picturesque homes.<sup>34</sup> The brochure proclaimed, “Groves of majestic pines give an air of grandeur and dignity to the landscape which is charming and beyond description.”<sup>35</sup> Brantwood was described as country living but with modern conveniences in the “exclusive suburb” of Oakville.

Builders began buying lots and constructing houses in the early 1900s and 1910s, most designed in the styles of the Arts and Crafts era. This was fitting for Brantwood as the Arts and Crafts movement focused on picturesque homes built within nature using nature's materials. Buyers would often buy multiple lots and then build on one or two, utilizing the rest as a large natural area or gardens. Despite the neighbourhood initially being divided into hundreds of equal sized lots, the marketing for large properties with medium- to large-sized homes worked, and many were bought up to form larger parcels.

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.<sup>36</sup> Development slowed again during the Great Depression and did not increase until after the Second World War, when many owners of multiple lots, like the subject property, began selling them off in the 1960s and 1970s. For these reasons, the Brantwood that we know today includes a diverse selection of homes from many eras and styles. Homes like this one remain anchor points in the neighbourhood that define and reflect the Arts and Crafts era origins of this pastoral subdivision.

<sup>30</sup> Ahern, Frances Robin. *Oakville: A Small Town, 1900-1930*, pg. 110-113, Oakville: Oakville Historical Society

<sup>31</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>32</sup> Oakville Historical Society, Brantwood Survey, 1907

<sup>33</sup> Cumberland Construction Company Ltd. and W.S. Davis, “Brantwood” pamphlet, 1913

<sup>34</sup> Cumberland Construction Company Ltd. and W.S. Davis, “Brantwood” pamphlet, 1913

<sup>35</sup> Cumberland Construction Company Ltd. and W.S. Davis, “Brantwood” pamphlet, 1913

<sup>36</sup> Town of Oakville, Planning Services, 376 Douglas Avenue property file, Heritage Research Report, July 2011, pg. 6



# Brantwood

## Oakville's New Residential Survey

### The Garden Spot That Care Forgot

THERE'S something in the very atmosphere of "Brantwood" that chases worry from the mind and smooths out the wrinkles of care in a twinkling.

To live in this veritable garden spot of freedom is to realize the full meaning of "the joy of living." To the city-dweller, whose business activities consume the greater part of his day—whose home life consists in reading indoors, or putting in his tiny strip of garden, in full view of his next-door neighbors—whose unfulfilled ambition is to own a little place in the country where he can keep a cow, raise a few chickens, grow his own vegetables, and jog around in a dog-cart behind a spirited little country-bred mare—Brantwood offers the needed opportunity to realize his dream of comfort and contentment.

For from \$10.00 a foot upwards, he can buy a nicely wooded lot, 50 x 150 feet, or two or more adjoining lots, with rich sandy loam in which he can grow such flowers, fruits and vegetables as will arouse the envy of his city friends. Moreover, with all the advantages of the country, he may enjoy the modern conveniences of the city. For Brantwood lots are provided with the purest water in Ontario. Pipes are already laid and water is taken from a point three-quarters of a mile out in

the lake, and 20 miles from any contaminating influence. Cement sidewalks have been laid and paid for—5 miles of them—and purchasers will have no taxes to pay on this improvement. Streets are lighted by electricity, sewers are now being constructed, educational facilities are unsurpassed, groceries and meats may be purchased in the town of Oakville close by, and a telephone may be installed at a cost of \$20.00 a year, while the long distance telephone rate to Toronto is but 20c.

Brantwood is just 8 minutes' walk from the Grand Trunk Ry. station, and the fare to Toronto is only 13c. for the 36-minute run.

Already many of Toronto's most prominent business men are living in Oakville, and Brantwood is rapidly becoming a colony of cultured and neighborly country-home dwellers.

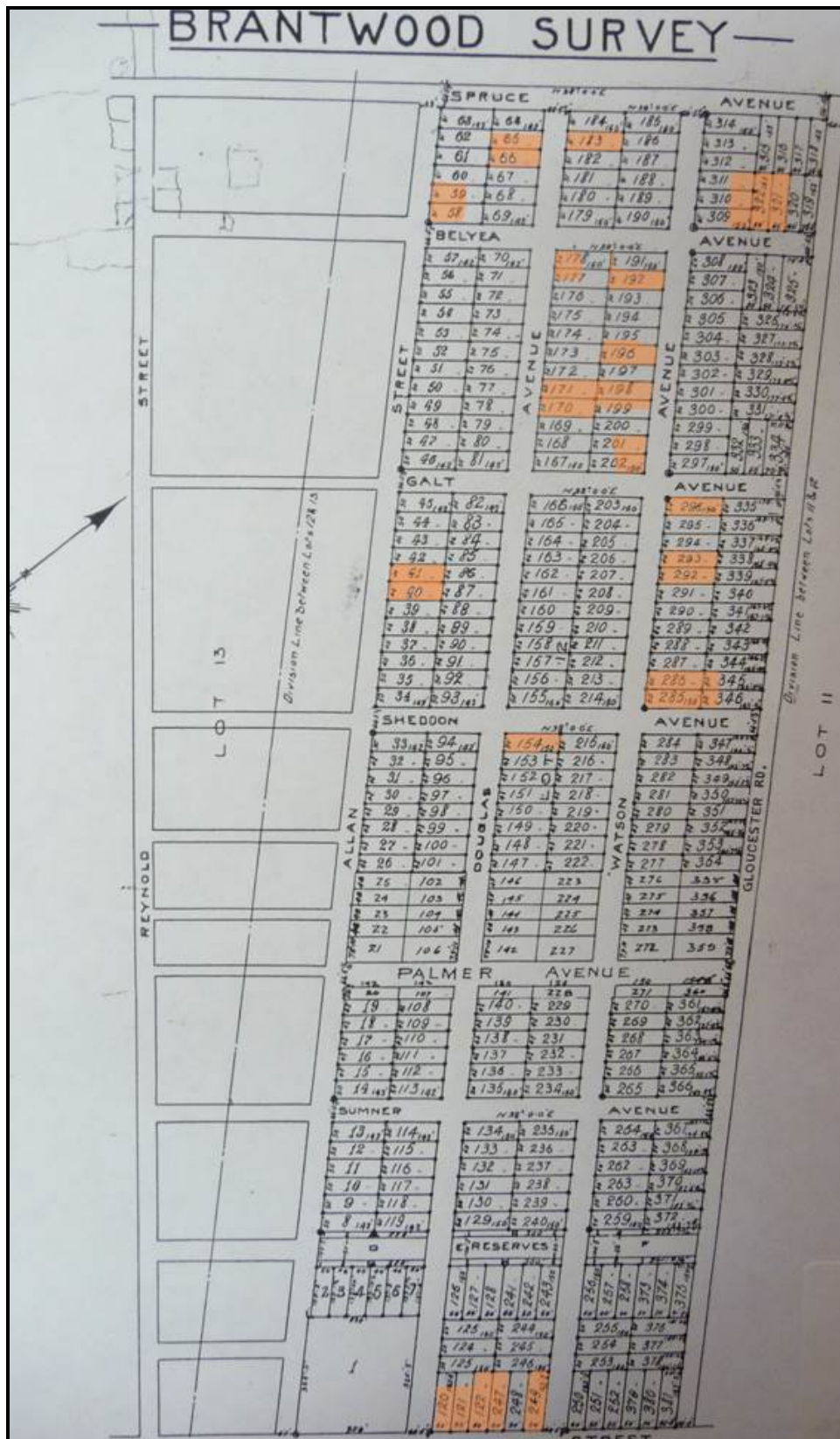
The accompanying illustrations of typical Oakville homes will give you some idea of this wonderland of beauty. Fill in and mail this coupon for full particulars and literature. Address

**W. S. DAVIS, Agent**  
Brantwood Survey  
Oakville, Ontario

**COUPON**  
W. S. DAVIS, Agent  
Oakville, Ont.  
Please send me full particulars and brochure describing "Brantwood."  
Name \_\_\_\_\_  
Address \_\_\_\_\_



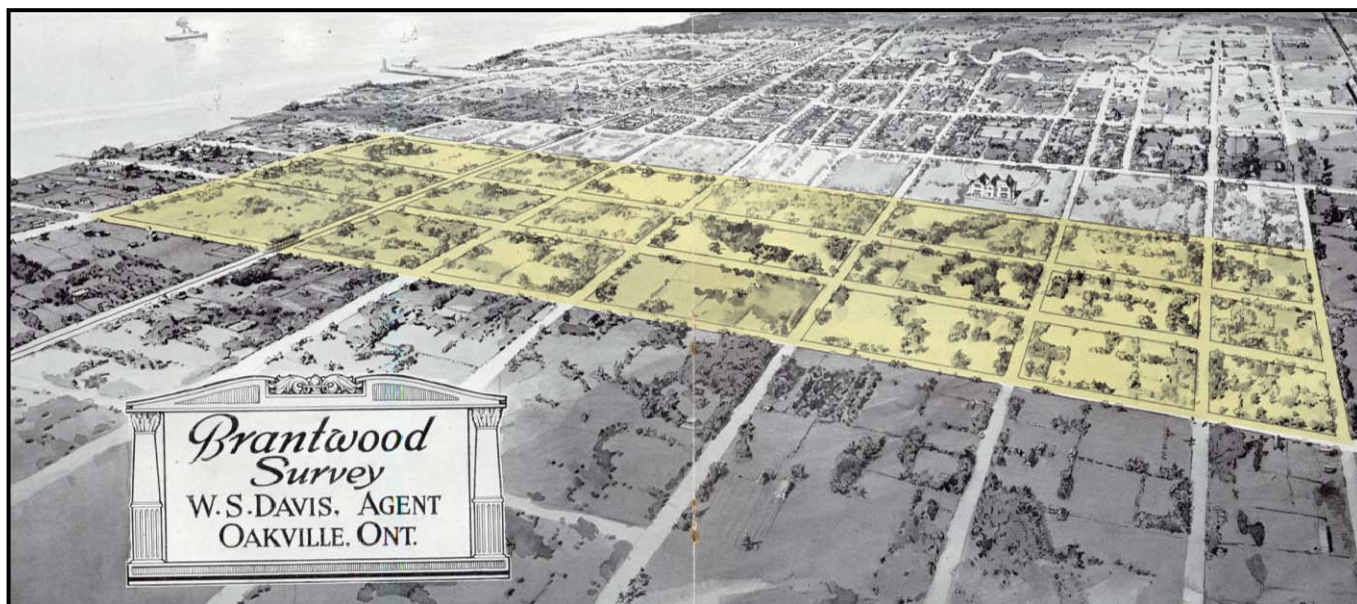
Left: An advertisement for Brantwood, targeted to city dwellers in nearby Toronto and Hamilton, advertising affordable, large properties surrounded by nature.



A map of the Brantwood lots as originally laid out in 1907. The listed properties up for designation are highlighted in orange. Many buyers purchased multiple lots for large properties, and some were not bought at all until after the Second World War. Source: Oakville Historical Society



As part of this new subdivision, in 1913, the Cumberland Land Company sold Lot 285 to Sidney Frederick Wiffen, and Lot 286 to Henry Nightingale in 1914.<sup>37</sup> Nightingale purchased Lot 285 from Wiffen that same year.<sup>38</sup>



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, estate of Cyrus Anderson	165 3/5 acres	1902-1903
Bank of Hamilton	135 acres	1903-1907
Cameron Bartlett	Plan 113, Lot 285, 286	1907-1911
Cumberland Land Company	Plan 113, Lot 285, 286	1911-1913
W.S. Davis	Plan 113, Lot 285, 286	1913-1914
Sidney Wiffen	Plan 113, Lot 285	1913-1914
Henry Nightingale	Plan 113, Lot 285, 286	1914-1918
Sydney Frederick Wiffen	Plan 113, Lot 285, 286	1918-1920

<sup>37</sup> LRO Instrument 5575 L, being a Bill and Sale, dated October 1, 1913, between William Sinclair Davis and Sydney Frederick Wiffen.

<sup>38</sup> LRO Instrument 5667N, being a Bill and Sale, dated May 1, 1914, between Sydney Frederick Wiffen and Henry Nightingale; LRO Instrument 5781, being a Bill and Sale, dated May 1, 1914, between William Sinclair Davis and Henry Nightingale.

Florence Ellen Law	Plan 113, Lot 285, 286	1920-1925
Florence Ellen Law	Plan 113, Lot 345, 346	1920-1925
Marshall Flick	Plan 113, Lot 295, 286, 345, 346	1925-1926
William Bell	Plan 113, Lot 285, 286, Part Lots 345, 346	1926-1944
Marion Hamilton	Plan 113, Lot 285, 286, Part Lots 345, 346	1944-1949
Doris Scott	Plan 113, Lot 285, 286, Part Lots 345, 346	1949-1951
Clarence Henry Alexander	Plan 113, Lot 285, 286, Part Lots 345, 346	1951-1962
Ian Leslie McCulloch	Plan 113, Lot 285, 286, Part Lots 345, 346	1962-1963
Gretchen McCulloch	Plan 113, Lot 285, 286, Part Lots 345, 346	1963-1976
Donald and Carol Wharin	Plan 113, Lot 285, 286, Part Lots 345, 346	1976-1984
Michael and Barbara Newlands	Plan 113, Lot 285, 286, Part Lots 345, 346	1984-2000
Jena-Louis Brenninkmeijer and Mimi Van den Broeck	Plan 113, Lot 285, 286, Part Lots 345, 346	2000-2005
Current owners	Plan 113, Lot 285, 286, Part Lots 345, 346	2005-present

The house at 265 Watson Avenue was likely built by Sidney Frederick Wiffen, a builder who constructed other houses in the Brantwood subdivision from the 1910s into the 1920s.<sup>39</sup> It is unlikely he lived in the house, as he was building on a nearby lot and seemed to live in a house he built at 199 Allan Street at the time. However, he did own the subject lot for eight months from 1913 to 1914.<sup>40</sup> He sold the lot to Henry Nightingale in 1914 (Nightingale also bought Lot 286 to the north at the same time), and when Nightingale first bought it there was an unfinished building worth \$2,800. However, Nightingale did not live on the property yet, and listed his address as 33 Melinda Street in Toronto; this was the address of his stock brokerage company. He was not listed as living there until the house was complete in 1916 and worth \$3,600.<sup>41</sup>

Lot	Owner	Address	Value
285	Henry Nightingale	33 Melinda St. Toronto.	2800 (unf. bldg)
286	Wiffen		
287	Wiffen		
288	Wiffen		

The line for Lot 285 in the 1914 Oakville Assesment Roll showing Henry Nightingale as the owner of the property but listing his address in Toronto. The lot had an unfinished building valued at \$2,800. Several lines below, Wiffen also owned Lot 292 and 296. Source: Oakville Public Library

Because Wiffen owned multiple lots at this time, and according to land registry documents he owned Lot 285 for only eight months and then most likely sold it with an unfinished building on it, evidence suggests he also built this subject property. It is important to note that the house design is very similar to 291 Watson Avenue down the road and is discussed in further detail in the design section of this report.

Sidney, sometimes spelled Sydney, Frederick Wiffen, who also went by Frederick, was born in 1887 in England<sup>42</sup> and married Lydia Jones in August of 1911.<sup>43</sup> His job was listed as carpenter in the marriage paperwork, as well

<sup>39</sup> Oakville Public Library, Town of Oakville Assessment Rolls, 1911-1923

<sup>40</sup> LRO Instrument 5675 L, being a Bill and Sale, dated October 1, 1913, between William Sinclair Davis and wife and Sidney Frederick Wiffen. Wiffen then sells the lot in May of 1914.

<sup>41</sup> Oakville Public Library, Town of Oakville Assessment Rolls, 1913-1916

<sup>42</sup> Ancestry.ca, Ontario, Canada, Marriages, 1826-1938, Sidney F Wiffen and Lydia Jones

<sup>43</sup> Ancestry.ca, Marriage License of Sydney Wiffen and Lydia Jones



as in the 1911 Census earlier in the year when he was a lodger in Oakville.<sup>44</sup> They had a son, Harry, in 1913. Harry Wiffen grew to be a volunteer firefighter in Oakville.<sup>45</sup>



Left: Sidney Wiffen, circa 1914. Top: Lydia Wiffen, 1900-1905. Sources: Sidney image from Ancestry.ca, Jones Family Tree, uploaded by schweizerj, September 2, 2013. Lydia image from Oakville Historical Society

Sidney Frederick Wiffen was also the Secretary-Treasurer of the Oakville Building Trades Council in the 1920s, which seemed to advise the Town on construction projects in Oakville. Other familiar names in building during that time were on the council, such as C.D. Carson and J.N. McGregor.<sup>46</sup>

Unlike larger nearby cities like Toronto and Hamilton, during the early to mid-1900s, most residential buildings in Oakville were designed and constructed by local builders and contractors. It can often be difficult to trace who built which buildings without historical building permits, so it is important when a house with a known builder—such as Sidney Wiffen, who also built other houses in the neighbourhood during this time—can be identified. Wiffen's constructions in the Brantwood neighbourhood helped to define the Arts and Crafts character of the neighbourhood that later constructions would emulate. Sidney Wiffen passed away in 1954, and his wife Lydia died in 1962.<sup>47</sup>

The Wiffens sold 265 Watson Avenue to Henry Nightingale in 1914.<sup>48</sup> Henry Nightingale was born in 1886.<sup>49</sup> He married Lillian Armstrong in 1912 in Toronto.<sup>50</sup> He opened a stock brokerage firm with Lorne Campbell in Toronto the following year and Henry and Lillian's son, Thomas, was born.<sup>51</sup>

<sup>44</sup> Library and Archives Canada, 1911 Census of Canada. In this record he goes by his middle name, Frederick.

<sup>45</sup> Ahern, Frances Robin. *Oakville: A Small Town, 1900-1930*, pg. 43, Oakville: Oakville Historical Society

<sup>46</sup> Oakville Historical Society, "Oakville Public Library, Town of Oakville Assessment Rolls, 1911-1925", 1998.14.2

<sup>47</sup> *Oakville Record-Star*, "Deaths", May 6, 1954, pg. 7; *Oakville Record-Star*, "Deaths", November 11, 1962

<sup>48</sup> LRO Instrument 5667 M, being a Bill and Sale, dated May 1, 1914, between Sidney Frederick Wiffen and wife and Henry Nightingale.

<sup>49</sup> FamilySearch, Marriage Certification between Henry Nightingale and Lillian Armstrong, 1912

<sup>50</sup> Ibid.

<sup>51</sup> Ancestry.ca, "Thomas Egbert Nightingale"

## New Brokerage Firm

A new brokerage firm has been formed in Toronto by Mr. J. Lorne Campbell and Henry Nightingale, who have gone into partnership, and will have offices at 33 Melinda street. Mr. Campbell, who for many years was a member and at one time president of the Toronto Stock Exchange, was later correspondent for New York Stock Exchange and Chicago brokers in Toronto. Mr. Nightingale was formerly associated with the firm of Nightingale and Jackes, members of the Standard Stock Exchange, as senior member.

The firm of Nightingale and Campbell will have offices at 33 Melinda street, and, in addition to making a specialty of mining stocks, will also act as correspondent for the firm of Wren Bros., old and well-known members of the New York Stock Exchange, with direct private wires to New York and Chicago.

Mr. Campbell has a wide circle of clients, and his knowledge of financial securities will be a material benefit to the firm of which he is now a partner.

Left: an article in the *Toronto Daily Star* in 1913 announcing Nightingale's new brokerage firm. Note that the address listed is the same he listed on the 1914 Oakville assessment roll. Source: *Toronto Public Library, Toronto Daily Star, August 13, 1913*

After Nightingale purchased the property in Oakville, he continued to work at the brokerage in Toronto, as shown in the 1915 Toronto Directory listings, which shows his residence as Oakville.

<p>stone av          " James, carp, h 51 Chester av          " James, clk, rms 142 Wilton av          " James, elect, h 183 Bartlett av          " James, tel opr, h 402 Lansdowne av          " James, trav, rms 283 Ossington av          " James E, cabt mkr, h 179 Osler          " Jane (wid Robt), 1 84 Homewood av          " Miss Jeannette, clk T Eaton Co, 1 767 Gerrard e          " Jessie, b 21 Conduit          " John, bchr, 1 183 Bartlett av          " John, city fireman, h 137 Boston av          " John L, tlr Smith &amp; Co, h 7 First avenue          " Lillie, fnshr Eaton's, b 182 Bartlett av          " Margt (wid Richd), h 5 Yarmouth road          " Mary C, tchr McMurrich Pub Schl, 1 582 Lansdowne av          " Nellie, opr Eaton's, b 93 Marlborough av          " Percy E, carp, h 16 Lindsey av          " Robt, clk Canadian Kodak Co, rms 17 Oxford          " Selby J D, sismn T Eaton Co, b 69 Pauline av          " Susan (wid James), h 582 Lansdowne av          " Susan J (wid Andrew), 1 402 Concord av          " Thos, glass ctr Gowans, Kent &amp; Co, 1 10 Gifford          " Verna E, artist Brigidens, Ltd, 1 21 Conduit          " Walter D, furnaceman Sheet Metal</p>	<p><b>NIDDRIE WM L, Insurance Broker</b>          Toronto General Trust Building          85 Bay, Res 21 Weybourne Crescent          Nidelman Hyman, ladies' tlr 203 Danforth av          Nis Wm J, mach power dept C P E (West Tor), h 33 Vernon av  <b>NIEBEL FRED G, Druggist 208</b>          Dundas, Res 205 same          Niebergall Geo E &amp; Co (Geo E Niebergall, Wlarton, Ont), lumber 20 Campbell av          " John C, mgr Geo E Niebergall &amp; Co, h 192 Campbell av          Nicc Chas, lake capt, 1 352 Crawford          Nieghorn Albert, mgr Nichols Chemical Co, Ltd, h 25 St Joseph          Niehaus Chas, h 131 Howland av          " Fred W, trav, h 131 Howland av          Niel May, rms 754 Queen w          ♦ Niel acr also Neild  <b>NIELD ERNEST, Official Reporter</b>          Supreme Court, Phone Main 6003,          413 Manning Chambers, Res 10 Delaware av, Phone College 1502          (See card Stenographic Reporters)          " Henry, carp, h 10 Delaware av          " Joseph, driver, h 321 Sumach          ♦ Nielson see Nelson and Nelson          Nieman Hyman, emp House of Hobbs-Lin, h 87 Borden          Niemann Henry, h C 4 Balmuto          Niemeier Otto G, phy 94 Annette, h same</p>	<p>" Elizth B (wid Wm), h 310 St George          " Fredk, sheet metal wkr, b 275 Grace          " Frank E, driver, h 2100 B          " Geo, mach Geo Rathbone, Ltd, 1 203 Geary av          " Harry, janitor, 1 294 Clinton          " Harry, lab, 1 87 Trinity          " Henry (Nightingale &amp; Campbell), res Oakville          " Hilda, fnshr Eaton's, rms 78 Rhodes avenue          " Jacob J, prov sec Catholic Order Foresters, h 268 Queen w          " James J, pressmn Business Systems, h 59 Wright av          " Joseph, driver, h 139 Campbell av          " Percy, emp M Rawlinson, h 44 St James av          " Percy jr, clk Stauntens, Ltd, 1 44 St James av          " Saml, emp Gas Co, h 87 Trinity          " Stanley G, emp Nordheimer Piano Co, b 305 Conduit          " Sydney, sismn Ideal Bread Co, 1 252 Gladstone av          " Thos, cement wkr, rms 24 Belmont          " Wm, composing rm The Telegram, h 130 Ivy av          " Wm, engineer, h 203 Geary av          " Wm G, trav Gale Mfg Co, 1 24 Spadina          " &amp; Campbell (Henry Nightingale, J Lorne Campbell), stock brokers 205, 66-74 Yonge          " Nightscales Geo L (Nightscales &amp; A Smith (Geo L Nightscales and J J</p>
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Toronto Directory listings in 1915 showing Nightingale's residence and job. Source: *Toronto Public Library*



The Nightingales sold the house back to Sidney Frederick Wiffen in 1918. In 1920, it appeared Henry and Lillian moved to New York City with their young son, Thomas.<sup>52</sup> They were listed in the 1920 New York census, and Nightingale appeared to have opened a new brokerage firm in New York specializing in Canadian bonds.

**£10,000  
\$48,666.66**

**Province of Saskatchewan  
(Canada)**

**4% COUPON BONDS  
DENOMINATION: £500**

Dated July 1, 1913. Due July 1, 1923  
Interest Payable Jan. 1 and July 1.

*Principal and Interest payable  
in New York at fixed rate of  
\$4.8666 to the pound sterling.*

**Price 88 and Interest  
Yielding 8%**

**Henry Nightingale**  
*Specialist in Canadian Govt. Bonds.*  
**42 Broadway New York**  
*Phone Broad 4476.*

Left: an ad from the New York Herald advertising Nightingale's new brokerage business. *Source: New York Herald, February 29, 1920, Newspapers.com.* Below: A photograph of Henry and Lillian's son, Thomas Nightingale, date unknown. *Source: Ancestry.ca, user Jon Nightingale*



It is unclear why they sold the house and extra lot back to Sidney Wiffen in 1918, but he owned it for only two years before selling to Florence and Frank Law, the founder and manager of the Oak Tire and Rubber Company in Oakville.

Frank Law was a well-known, and perhaps controversial, businessman and financial figure in Toronto and Oakville circles. He was born around 1872 and married Florence Lawes in Montreal. He was a stockbroker in Canada. According to research, it appears that Frank Law of Oak Tire and Rubber may also be the Frank Law that got into legal trouble around 1907-1908, when he was charged with fraud through a mining brokerage company he owned.<sup>53</sup> The case was followed closely by *The Globe* newspaper from 1907 to 1909.<sup>54</sup> He was convicted and sent to Kingston Penitentiary for five years.<sup>55</sup>

<sup>52</sup> Ancestry.ca, 1920 United States Federal Census, Records of the Bureau of the Census, Record Group 29, National Archives, Washington, DC.

<sup>53</sup> *The Globe*, "Frank Law on trial", January 14, 1909

<sup>54</sup> *The Globe*, various articles

<sup>55</sup> *The Globe*, "Frank Law at Kingston", February 12, 1909

## FIVE YEARS FOR LAW.

### MINING BROKER GOES TO THE KINGSTON PENITENTIARY.

Russell, His Senior Partner, is Still at Liberty—The Plea of Prisoner's Counsel and Judge Winchester's Summing Up.

The final chapter in the mining operations and adventures of Frank Law, who has been a prominent figure before the public since last fall, was closed yesterday morning in the General Sessions, when he was committed by Judge Winchester to the Kingston Penitentiary for five years. Law was convicted on a charge of conspiring to defraud the public who had made investments in certain mining claims in the Larder Lake district promoted by Law and a company in which William Lockhard Russell was senior partner. Russell is believed to be in the United States at the present time. Law's counsel, Mr. T. G. Blackstock, K.C., brought his case before the Court of Appeal, which, however, sustained the decision of the jury.

Apart from the court officials and constables, there were only a few spectators present when Law, neatly attired, entered the court this morning. His wife, who had previously been granted the privilege of conversing with him in the cell, followed closely, and occupied a seat

Left: Segment of a *Globe* article following the trial of Frank Law. Below: several headlines from the *Globe* as the trial unfolded. Source: *The Globe*, January 27, 1909

## FRANK LAW CONVICTED.

### FINED \$200 FOR BREACH OF THE COMPANIES ACT.

Magistrate Kingsford Says Incorporation of Highland Mary Gold Mines Seems to Have Been a Swindle From the Beginning.

## FRANK LAW IS GUILTY, SAY JURY.

Verdict Reached After Eight Minutes' Deliberation.

### Frank Law at Kingston.

Frank Law, the mining broker, sentenced to five years' imprisonment, was yesterday taken to Kingston Penitentiary. Since he was sentenced Law has been going over his books with his solicitor, but they have not got through with them.

	Name	Frank Law	Spots of between A centre of fingers
	Age	37	
	Where born	England	
	Height	5-4 1/2	
	Weight	132	
	Complexion	Fair	
	Hair	Light	
	Eyes	Blue	
	Occupation	Stock broker	
	Sentence	5 yrs	
	Date of where sentenced	Jan '26 1909 Toronto	
	Crime	Conspiracy to defraud	

Frank Law's description from the Kingston Penitentiary Inmate Description Ledger, 1909. He was sentenced to five years. Source: *Library and Archives Canada*



Around 1917, Frank Law appears in Oakville as the founder and manager of Oak Tire and Rubber Company, a significant and well-known business in the town during the 1910s and 1920s.<sup>56 57</sup> As a major industrial company in Oakville, it was a large employer, employing over 100 people.<sup>58</sup> The company made over \$20,000 in its first year and nearly tripled that amount five years later.<sup>59</sup> It was so successful that it had branches in Montreal, Toronto, and Winnipeg and is an important part of Oakville's industrial history.<sup>60</sup>

**Oak Tire & Rubber Co.'s  
First Year a Good One**

Net profits of the Oak Tire & Rubber Company for its year ending December 31 amounted to \$32,735. The sum of \$14,500 was set aside for reserves. This was the company's first year of operation, and its splendid showing augurs well for its future. Total assets amount to \$462,178.

The following directors were appointed at the annual meeting yesterday:—  
Messrs. Frank Law, Toronto; G. Gordon Plaxton, Toronto; T. E. Finlay, Norwood; J. H. L. Patterson, Toronto; Douglas S. Murray, Toronto; A. E. Willar, Galt, and William Seward of Baltimore.

*Globe* article about the business' first year. Source: *Globe*, February 20, 1919

Frank's wife, Florence, purchased the subject property in 1920, along with the northern lot and two lots to the east (Lot 345 and 346).<sup>61</sup> The two lived in the subject house while Frank ran the Oak Tire and Rubber Company.

<sup>56</sup> Bryan, George. *Bryan's Review of Oakville*, 1924, Toronto, ON: Bryan's Publication Ltd.

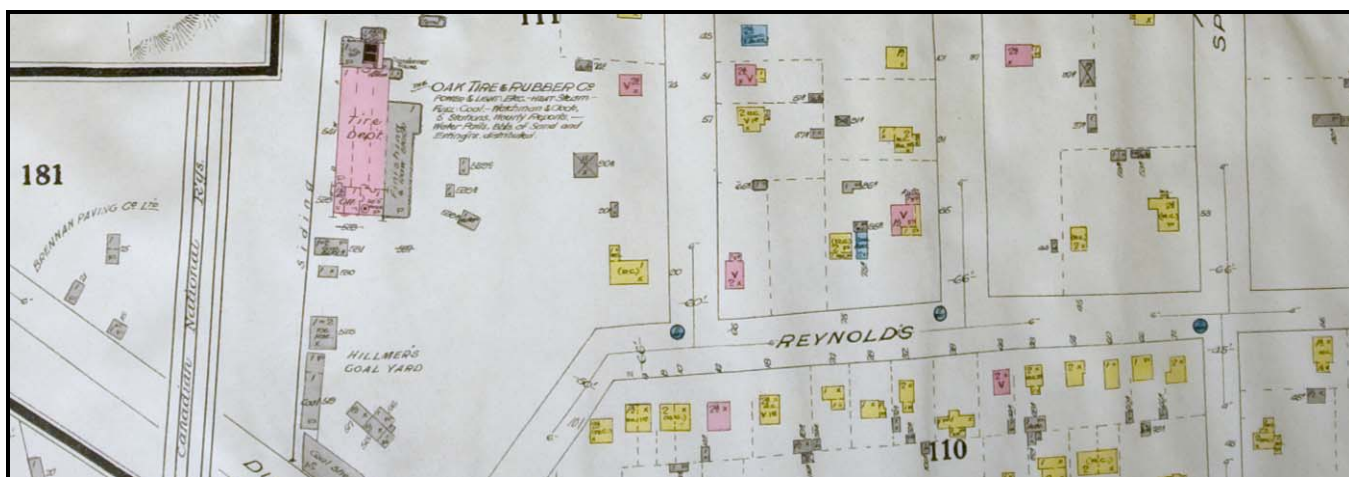
<sup>57</sup> Ancestry.ca, 1921 Census of Canada

<sup>58</sup> Bryan, George. *Bryan's Review of Oakville*, 1924, Toronto, ON: Bryan's Publication Ltd. : states that it employs "upward of 100 hands."

<sup>59</sup> Bryan, George. *Bryan's Review of Oakville*, 1924, Toronto, ON: Bryan's Publication Ltd.; *Globe*, "Oak Tire & Rubber Co.'s first year a good one", February 20, 1919

<sup>60</sup> Ibid.

<sup>61</sup> LRO Instrument 7479, being a Brant, dated May 1, 1920, between Sidney Frederick Wiffen and Florence Ellen Law; LRO Instrument [number illegible], being a Grant, dated May 1, 1920, between William Sinclair Davis and Florence Ellen Law (Lots 345 and 346).



Location of the tire factory at the top of the map, just south of the train tracks at the northern end of Reynolds. Source: Underwriters' Survey Bureau, Insurance Plan of the Town of Oakville. Toronto: Underwriters' Survey Bureau, 1924

12 BRYAN'S REVIEW OF OAKVILLE

### A SUCCESSFUL INDUSTRY

One of the most important of the manufacturing industries located in Oakville, and whose business operations extend from coast to coast is the Oak Tire and Rubber Company, Limited, manufacturers of the well-known Royal Oak Automobile Tires and Tubes.

This company has been carrying on manufacturing operations since the fall of 1917, and has at present a capacity of 250 tires and 400 tubes per day.

During the busy season this company employs upwards of 100 hands.

The company's factory is constructed of solid brick and concrete, and is well laid out to facilitate shipping operations, and is fully equipped with the best materials and labor-saving machinery, permitting of the production of the highest grade products.

The factory and premises owned by the company include six and one-half acres of valuable land with railway siding privileges.

The sales of the company's products have increased from \$20,000.00 in 1917, to over \$50,000.00 in 1922. Branches of this successful concern are located at Toronto, Montreal and Winnipeg.

**PRESIDENT & GENERAL MANAGER LAW**  
and His Staff of Expert Executives

It is Mr. Law's tireless spirit that imbues his staff—a staff of executives probably not excelled by any organization of its kind in Canada. It is an official family of industrial experts, of men just approaching their prime, but with the experience of veterans, and they have pulled together for the success of the Oak Tire and Rubber Company, Limited, with an energy and loyalty that amounts almost to inspiration. It is a foregone conclusion that the Oak Tire and Rubber Company, Limited, with a Management that has been able to maintain its forward progress during the difficult war period, when so many companies were slipping backward, will be able to make an even more remarkable showing for its shareholders, now that the obstacles and restrictions have been removed. All matters of importance pertaining to the management of the affairs of the Company are worked out on the conference plan, every executive having a voice in the affairs of the Company. It is this co-operation that has made the management after four years of experience a decided success.

Left: A summary of the Oak Tire and Rubber Company in Oakville from *Bryan's Review of Oakville*, 1924. The business closed down shortly after and was reopened in 1929 by Frank's son, Leonard.<sup>62</sup> Top: An advertisement for the Oak Tire and Rubber Company starring Frank Law. Sources: *Oakville Images*; *Ancestry.ca*, Law Family Tree, uploaded by Patricia Law, January 25, 2018

<sup>62</sup> *The Globe*, "Oakville officials see bright future", April 24, 1929



## MINE EXECUTIVE FRANK LAW DIES

Former Head of Rubber,  
Firms Passes, Aged 69

BORN IN ENGLAND

Well known in industrial and financial circles, Frank Law, 69, vice-president of the Strathy Basin Mines, Limited, died yesterday at the Toronto General Hospital. He was the organizer and former president and general manager of the Oak Tire and Rubber Company.

Mr. Law was born at Burton-on-Trent, England, where he received his education. Coming to Canada in 1894, he engaged for some years in insurance and stock brokerage business in Montreal. In 1915 he organized the Oak Tire and Rubber Company, Limited.



Frank Law.

with a factory at Oakville. After selling the business, Mr. Law went to Baltimore, Maryland, where he became president of the Palladium Rubber Company.

Returning to Canada, he was made vice-president of the Ontario Equitable Life Assurance Company. Since 1929 he has devoted his time to mining development. At the time of his death he was vice-president of the Strathy Basin Mines, Limited, and associated with the brokerage firm of Richardson & Hall, Limited. He lived at the Balmoral Apartments, Balmoral Avenue. His recreations were golf, motoring and fishing and he was a member of several clubs.

Surviving are his widow, Florence Lawes Law; one son, Leonard, and two daughters, Isabel and Dorothy.

Dr. H. J. Cody, a personal friend of Mr. Law, will conduct the funeral service, which will be held Wednesday afternoon from the chapel of A. W. Miles, 20 St. Clair Avenue West.

Obituary for Frank Law. Source: *Globe and Mail*, March 4, 1941

Frank and Florence Law lived in the house for five years, when the property went to one of their mortgagers.<sup>63</sup> Frank Law died in 1941, after having moved to Baltimore, Maryland to run a different rubber manufacturing company. Before he died, he had gotten involved in the mining business again, and at the time of his death was Vice-President of the Strathy Basin Mines; somewhat ironic, given his work with mining stocks is what got him sent to Kingston Penitentiary 30 years earlier.<sup>64</sup>

William Bell purchased the house in 1926, and it was during his ownership that Lots 345 and 346 were severed, with their western rear portion kept on the subject parcel of land.<sup>65</sup> The Bells lived there for 18 years. It went through several other owners until Clarence Alexander purchased it in 1951.<sup>66</sup> He and his wife lived here for 10 years.<sup>67</sup> The next several owners also lived in the house for around a decade. One owner of note is Jean-Louis Brenninkmeijer and Mimi Van den Broeck; Brenninkmeijer is the creator of Little Canada, an exhibit in Toronto that displays areas of Canada in miniature form. Little Canada is still running and is a popular tourist destination.<sup>68</sup>

<sup>63</sup> LRO Instrument 8941, being a Mortgage, dated August 31, 1923, between Florence Ellen Law and Walter Dymond Gregory, trustee for Marshall Flick and Elizabeth Whitcombe

<sup>64</sup> *Globe and Mail*, "Mine executive Frank Law dies", March 4, 1941

<sup>65</sup> LRO Instrument 9850, being a Grant, dated May 1, 1926, between Marshall Flick and William Bell, when only part of Lots 345 and 346 were sold to Bell

<sup>66</sup> LRO Instrument 18117 U, being a Grant, dated July 10, 1951, between Doris Jane Scott and Clarence Henry Alexander

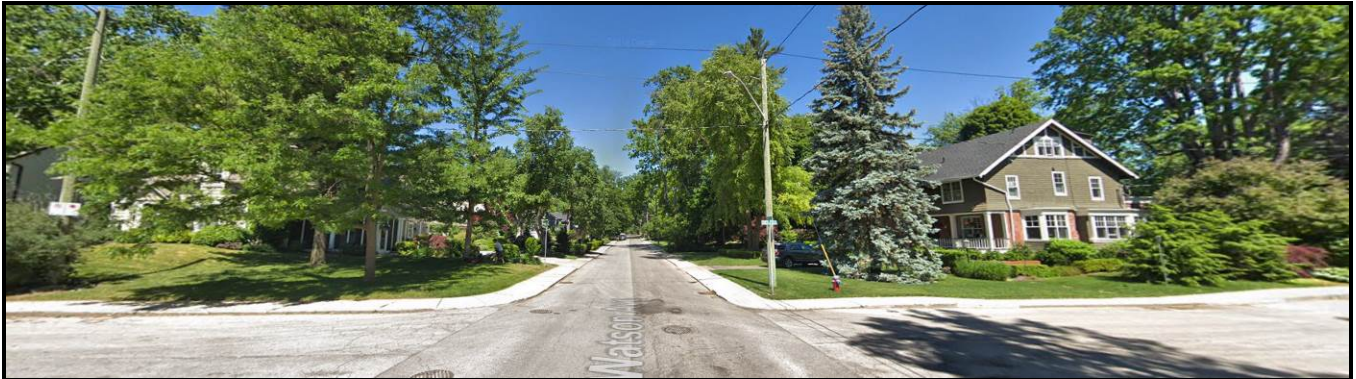
<sup>67</sup> LRO Instrument 149989, being a Grant, dated December 41, 1962, between Clarence Henry Alexander and wife and Ian Leslie McCulloch

<sup>68</sup> Little Canada, [https://little-canada.ca/who-we-are/#mission\\_vision](https://little-canada.ca/who-we-are/#mission_vision)

## **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 older houses on the street and is a representative Craftsman style house from the 1910s. As one of the earliest buildings in Brantwood, it is linked to the origins of the Brantwood subdivision and its development and subsequent influence on Oakville as a whole. Its presence is important in defining, supporting, and maintaining the character of the historical residential area known as Brantwood.

The streetscape of the area consists of mature trees and moderate sized lots which contain medium to large sized houses. The area includes several properties which are listed and designated on the Oakville Heritage Register. 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. There are also houses that were not constructed until after the 1950s, as many of the early homeowners owned multiple lots that were not severed or sold off until after the Second World War, when the post-war building boom got underway. The Arts and Crafts era homes in the neighbourhood, such as the subject property, are important anchor points to Brantwood as they define and reflect the Arts and Crafts era origins of this important subdivision. The subdivision was a significant development for Oakville and many buyers of the lots and houses during this time were upper middle-class businesspeople from larger cities, whose presence in turn affected Oakville.



Watson Avenue looking north at Sheddon Avenue, with subject property on the right, 2018. *Source: Google Streetview*



Watson Avenue with the subject property on the left; note that many mature trees have grown on the property, 2018. *Source: Google Streetview*





Sheddon Avenue looking east at Watson with the property on the left, 2018. *Source: Google Streetview*



Sheddon Avenue looking west at Watson with the property on the right, 2018. *Source: Google Streetview*

## 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 Craftsman style design and construction.	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 'Brantwood', an early 20th century subdivision of Oakville. The property contributes to the value of this historically significant development. The property is also historically associated with Frank Law, founder of Oak Tire and Rubber Company, an important part of Oakville's industrial past.	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.	The house is associated with Sidney Frederick Wiffen, a local builder who constructed other houses in the Brantwood survey in the early 1900s and who helped to create the Arts and Crafts aesthetic of the Brantwood subdivision.	Y
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 defining, supporting, and maintaining the character of Brantwood, a significant Oakville subdivision that began in the early 1900s with Arts and Crafts era houses like this one and continued to develop over the 20 <sup>th</sup> century.	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,	Y



	specifically Brantwood, a significant early 20th century Oakville subdivision.	
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 265 Watson Avenue is located on the east side of Watson Avenue, between Galt Avenue and Sheddon Avenue in the Brantwood neighbourhood. The property contains a 1915 two-and-a-half-storey Craftsman brick and frame house known as the Nightingale House.

### Design Value or Physical Value:

The subject house has design and physical value as a representative example of Craftsman house design and construction. The house was built in 1915 with Craftsman elements such as: expansive side gabled roof; asymmetrical façade with front porch; wooden soffits; brick cladding on the first storey and wooden shingle cladding and stucco with half timbering on the upper storeys; brick arched voussoir headers over windows and doors; bay window on the south elevation; and enclosed side porch with brick columns. Collectively, these elements contribute to the building's character and its heritage value as an early 20<sup>th</sup> century Craftsman style house.

### Historical Value or Associative Value:

The subject house has cultural heritage value for its direct associations with the 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 story of Oakville's early 20<sup>th</sup> century residential development that was defined by large lots with well-designed Arts and Crafts era homes built by well-to-do families. The house is also associated with its likely builder Sidney Frederick Wiffen, a local builder who constructed other houses in the Brantwood neighbourhood in the early 1900s and who helped create the Arts and Crafts aesthetic of the Brantwood subdivision. It is also associated with Frank D. Law, founder and manager of the Oak Tire and Rubber Company, an important part of Oakville's industrial past.

### Contextual Value:

The subject property has contextual value because it defines, supports, and maintains the 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 one of the earliest built on the block and had a place of prominence on the street, particularly on the large corner lot. As an anchor point in the Brantwood neighbourhood, 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 heritage attributes of the property at 265 Watson Avenue that exemplify its cultural heritage value as an early 1900s Craftsman style house, as they relate to the historic two-and-a-half-storey house, include:

- The massing and form of the building with side gable roofs, including the first storey bay window on the south elevation, the two-storey bump out on the front elevation;
- The presence of a front porch;
- Red brick first storey cladding in a running bond pattern with brick voussoirs over doors and windows;
- Wooden shingle cladding on upper storey;
- Pebble textured stucco cladding with half-timbering in the upper gables;



- Wooden soffits, fascia and exposed eaves;
- Fenestration of the windows on the north, west, and south elevations, excluding the bay window constructed on the south elevation in the 1990s;
- The presence of multipaned windows in the Arts and Crafts era style with wooden trim;
- Concrete windowsills; and
- Brick chimney.

The two-storey north wing and one-storey rear wings are not included as heritage attributes.

## **6. Conclusion**

This property meets five 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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