



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2023-149

A by-law to designate the Slater House at 340 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 Slater House;

WHEREAS the council of the Corporation of the Town of Oakville, by resolution passed on September 11, 2023, has caused to be served on the owner of the lands and premises at 340 Watson Avenue, Oakville, ON and upon the Ontario Heritage Trust, notice of intention to designate the Slater House at 340 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 no objection to the proposed designation was served on the municipality by October 13, 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 13th day of November, 2023

MAYOR

CLERK

SCHEDULE "A" TO
BY-LAW 2023-149

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

Slater House
340 Watson Avenue
LOT 196 and PT LOT 195, PLAN 113; TOWN OF OAKVILLE

PIN: 24809-0059

SCHEDULE "B" TO BY-LAW 2023-149

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

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 two-and-a-half storey Colonial Revival brick house known as the Slater 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 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 in 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 and 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'. The property 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 Brantwood neighbourhood. 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.

Contextual Value

The subject property has contextual value because it supports and maintains the historical residential character of the Brantwood neighbourhood. The property 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 a 1920s Colonial Revival style house, as they relate to the historic two-and-a-half storey portion of the 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 front entrance;
- Flared eaves with boxed cornice return with dentil-decorated frieze and wooden soffits on main roof;
- Shed dormer's dentil frieze decoration and wooden shingle cladding;
- Multicoloured brick in English bond with header bricks every five rows, corner quoin design, and voussoirs over windows and front door;
- Stone sills, stone keystones above windows, and stone cladding on bay window;
- Fenestration of the south, east, and north elevations, including the bay window on the south elevation;
- The presence of a wood panelled front door;
- Front entrance sidelights with multipaned wooden windows, wooden fanlight window and wooden panelling; and
- The presence of multipaned sash and casement windows.