



## THE CORPORATION OF THE TOWN OF OAKVILLE

### BY-LAW NUMBER 2024-007

**A by-law to designate the Wanless House at 291 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 Wanless House;

**WHEREAS** the council of the Corporation of the Town of Oakville, by resolution passed on October 16, 2023, has caused to be served on the owner of the lands and premises at 291 Watson Avenue, Oakville, ON and upon the Ontario Heritage Trust, notice of intention to designate the Wanless House at 291 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 November 17, 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 22<sup>nd</sup> day of January, 2024

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MAYOR

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CLERK

SCHEDULE "A" TO  
BY-LAW 2024-007

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

Wanless House  
291 Watson Avenue  
LOT 292 and 293, PLAN 113; TOWN OF OAKVILLE

PIN: 24809-0106

SCHEDULE “B” TO  
BY-LAW 2024-007

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Description of Property

The property at 291 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 circa 1916 two-and-a-half-storey Craftsman style brick and frame house known as the Wanless House.

Statement of Cultural Heritage Value or Interest

*Design and Physical Value*

The Wanless House has design and physical value as a representative example of Craftsman style design and construction, built during the Arts and Crafts era. The house was built in 1915-16 with Craftsman style elements such as: a high side gabled roof with central dormers; asymmetrical façade; a large front verandah; a mix of materials including red brick, stucco cladding with half timbering, and stone sills and lintels; wooden details such as wooden trim, soffits and railings; and multipaned sash windows. The home retains most of its historic exterior features, making it a good representative example of the Craftsman architectural style.

*Historical and Associative Value*

The Wanless House has cultural heritage value for its direct associations with the theme of 20<sup>th</sup> century residential development in Oakville, specifically of the local residential area known as ‘Brantwood’. This development was defined by large lots with purposefully designed homes built by well-to-do families. The property still retains exterior heritage aspects that have lent to the neighbourhood’s character over the last 100 years. The house is also associated with its 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.

*Contextual Value*

The Wanless House 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. 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 291 Watson Avenue that exemplify its cultural heritage value as a 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 roof and central dormers, large front verandah, and bay window bump out on the west elevation;
- Brick first storey cladding in a running bond pattern with brick voussoirs over doors and windows;
- Stucco and half timbering cladding on upper storey;
- Wooden soffits;
- Large front verandah with square brick columns, low wooden railings with square pickets, and wooden ceiling;
- Upper balcony with low wooden railings with square pickets;
- Fenestration of the windows and doors on the north, west, and south elevations;
- The presence of multipaned wood windows in the Arts and Crafts style with wood trim;
- Stone windowsills; and
- Brick chimney on the north elevation.