

APPENDIX B

Cultural Heritage Evaluation Report
Guess House Stone Wall
323 Douglas Avenue, Oakville, Ontario



Stone wall in front of 323 Douglas Ave, 2021. Source: *Town of Oakville Planning and Development Staff*

Town of Oakville
Heritage Planning
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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 Significance and identification of heritage attributes.

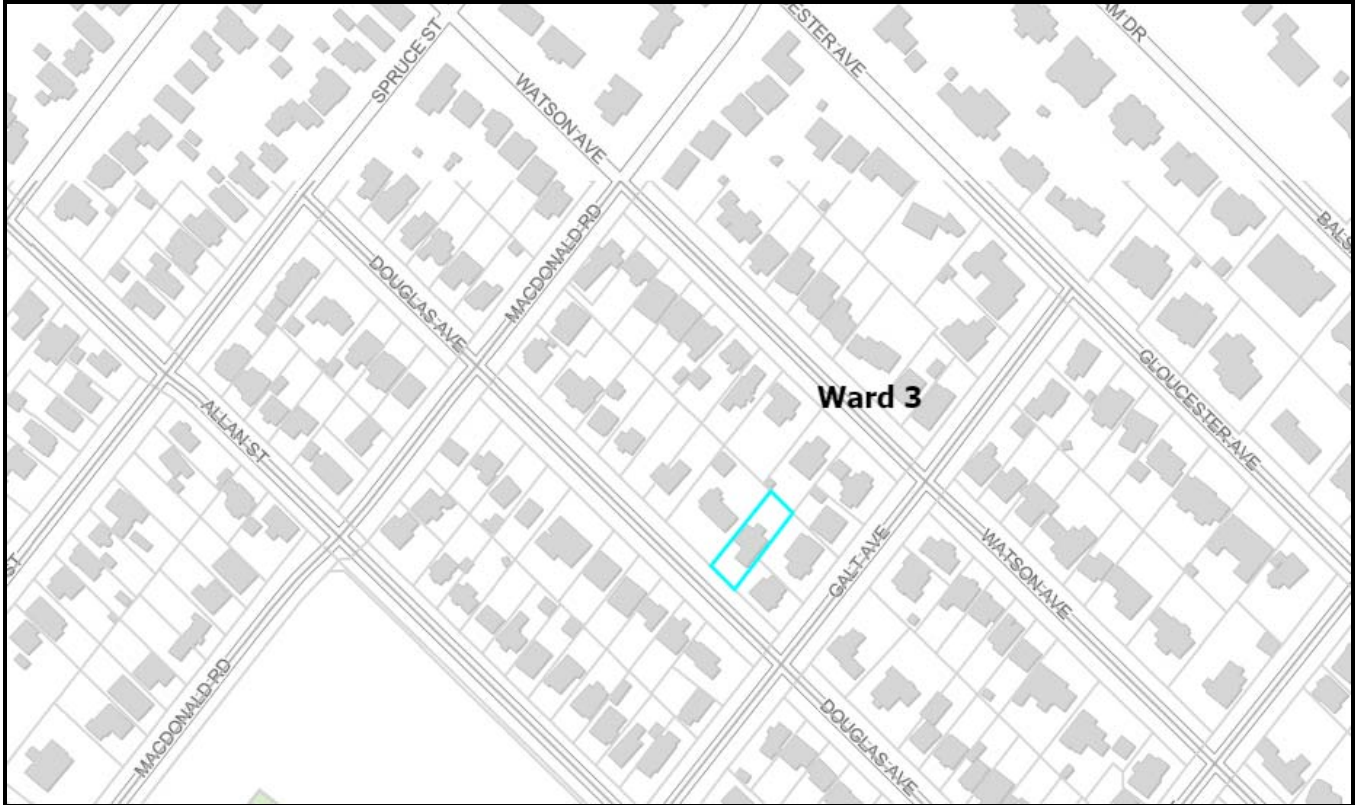
The designation of heritage properties is legislated by the OHA and is supported at a provincial level by the Provincial Policy Statement (2024). The conservation of cultural heritage resources is also supported by the Region of Halton Official Plan, the Livable Oakville Plan, the North Oakville East Secondary Plan, and the North Oakville West Secondary Plan.

The stone wall at 323 Douglas Avenue is located on the east side of Douglas Avenue between Macdonald Road and Galt 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 wall is historically part of original property for 329 Douglas Avenue, a designated house.

This CHER has evaluated the property in accordance with the requirements of the OHA and finds that the property meets four of the criteria of Ontario Regulation 9/06 for its stone wall. It is therefore recommended that the property be designated under Part IV, section 29 of the OHA.

2. Subject Property

The property at 323 Douglas Avenue is located on the east side of Douglas Avenue between Macdonald Road and Galt Avenue, made up of two original subdivision lots. 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 non-historic contemporary home and a historic stone wall, known as the Guess House Stone Wall.



Location map: Subject property is outlined blue. 2024. Source: Town of Oakville GIS

Legal description: PLAN 113 LOT 169; TOWN OF OAKVILLE

3. Background Research

Design and Physical Value

he subject property at 323 Douglas Avenue contains a low lakestone wall (sometimes called knee wall) with accompanying columns made of local lakestone. Today it runs across four properties, demarcating the original six lots purchased by George Guess in 1912 to construct his two-storey Arts and Crafts era house. This house is known as the Guess House and is a designated heritage property at 329 Douglas Avenue. The stone wall that was originally built to accompany the Guess House remains today on 323 Douglas Avenue, 329 Douglas Avenue, 322 Watson Avenue and 330 Watson Avenue.

The stone wall was built during the Arts & Craft era, as was the accompanying Guess House. The Arts and Crafts movement 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.¹ The movement spread to North America and many structures built between 1890 and 1940 demonstrate Arts and Crafts influenced architectural details.² Generally, the goal of the residential Arts and Crafts movement was to portray the house as a place of serenity, with a focus on the home as part of the natural environment.³ There was a strong emphasis on artisanal and hand-crafted objects and structures. Natural materials such as brick, stone, stucco and wood were used in new dwellings and associated landscape elements.



Historic photo of the original Guess house, showing the portion of the wall that runs along Douglas Avenue, circa 1913. Source: 1913 Brantwood promotional booklet, Cumberland Land Company Ltd. And W.S. Davis

¹ Ibid., pg. 101

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

³ Mikel, Robert. *Ontario House Styles: The distinctive architecture of the province's 18th and 19th century homes*, pg. 105

The stone wall, as a landscape element that accompanied the Guess House, is reflective of the Arts and Crafts movement. The wall is constructed of natural lakestone sourced from the bed of Lake Ontario nearby. The stone wall was less a functional structure and more a decorative one, grounding the house on the site and adding a natural, organic aesthetic that was typical of the Arts and Crafts era. It also spoke to the owner’s wealth and status by highlighting the expansive size of the property at the time.

As can be seen in historic photos, the stone was originally dry-laid with vertical pieces placed along the top, lending a rustic air to the property. Mortar has since been added between some of the stones on the columns, but much of the wall remains dry-laid. The wall includes low columns, again topped by vertical pieces of lakestone.



The stone wall in front of 323 Douglas Avenue, 2024. Source: Town of Oakville Planning and Development Staff



Close up of the dry-laid stone in front of 323 Douglas Avenue, 2024. Source: Town of Oakville Planning and Development Staff



The stone wall in front of 323 Douglas Avenue, 2024. Source: Town of Oakville Planning and Development Staff

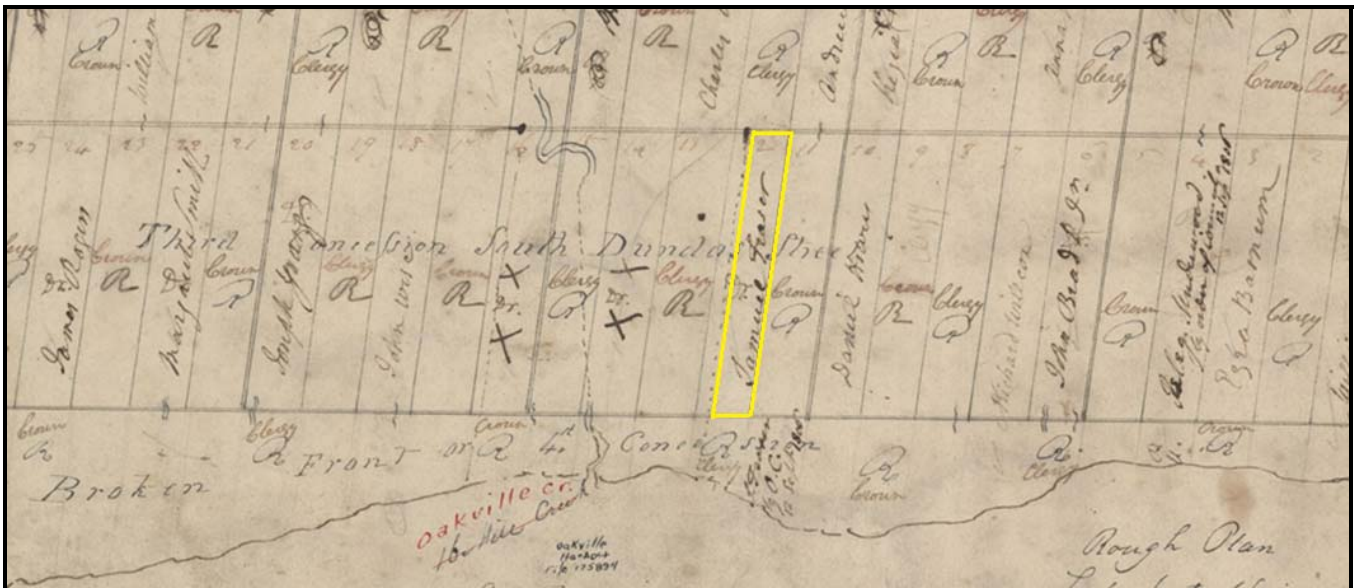


The wall extends in front of Guess' house at 329 Douglas Avenue, 2023. Source: Town of Oakville Planning Services Staff

Historical and Associative Value

The property at 323 Douglas 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 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, 1806.⁴ The subject property is located within the territory of Treaty No. 14.⁵

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 12,⁶ and would later become the neighborhood of Brantwood in the 1900s. 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, 3rd 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

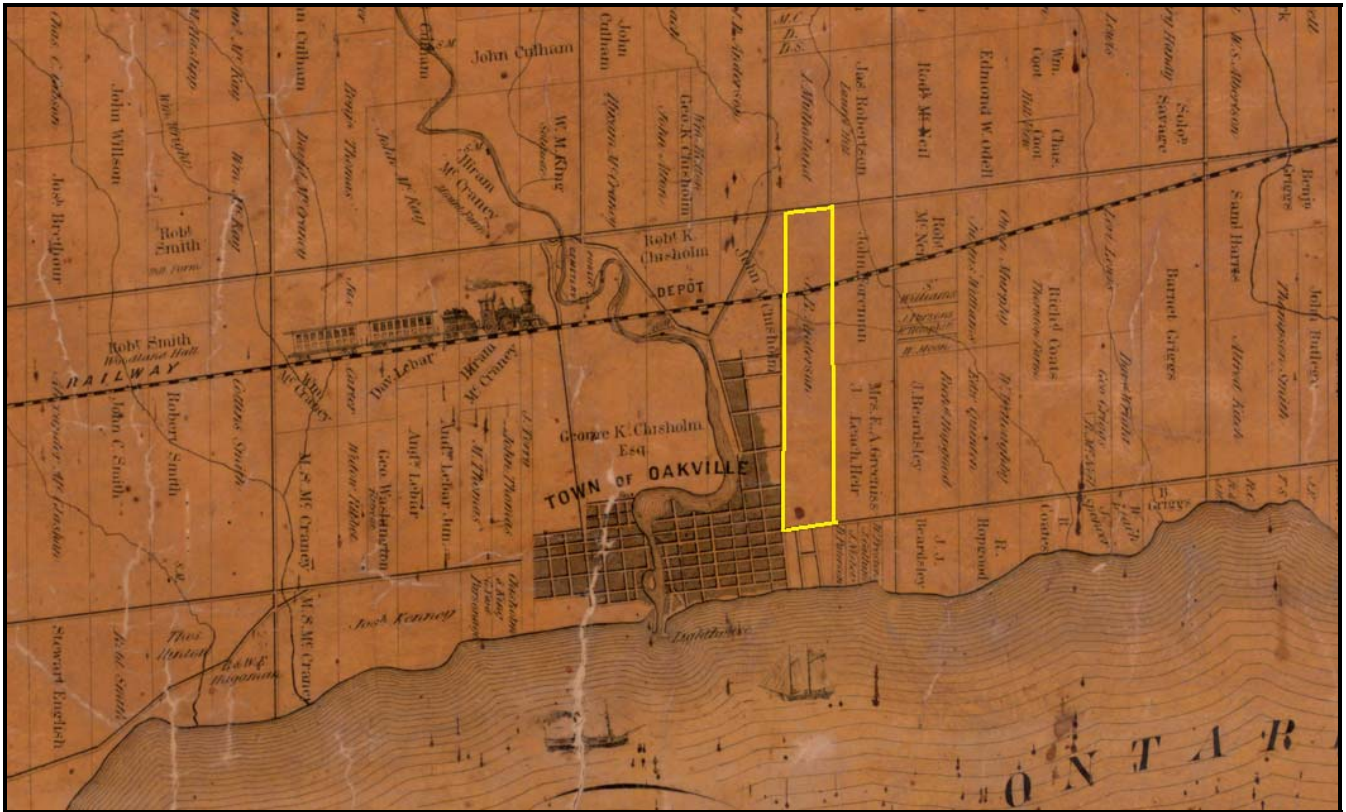
The creek lands were ceded by the Mississauga in Treaty No. 22, which was signed in February of 1820, when the Mississaugas were experiencing duress due to land encroachment, the depletion of fish stocks, and a population that was in severe decline. Treaty 22 stipulated that in exchange for ceding “about 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.⁷

⁴ Debwewin: The Oakville Truth Project, *Treaties 2 & 23, 1820*, pg. 9

⁵ 1806 Wilmot Survey

⁶ 1806 Wilmot survey and the subsequent 1858 Tremaine survey

⁷ Debwewin: The Oakville Truth Project, *Treaties 22 & 23, 1820*, pg. 10



George Tremaine's "County of Halton" survey, 1858, with Lot 12, 3rd 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.⁸ In 1810, Fraser sold the southern portion to Charles Anderson, an Irish immigrant⁹. When the War of 1812 between the US and Britain began, Fraser joined the American forces.¹⁰ 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.¹¹ 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.¹² 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 house in 1836.¹³ It burned down in 1895 and at the time was one of the oldest frame homes in the town.¹⁴

⁸ 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.

⁹ Oakville Historical Society, "Lot 12", from the Trafalgar Chartwell Residents' Association: <https://www.oakvillehistory.org/lot-12.html>

¹⁰ Ibid.

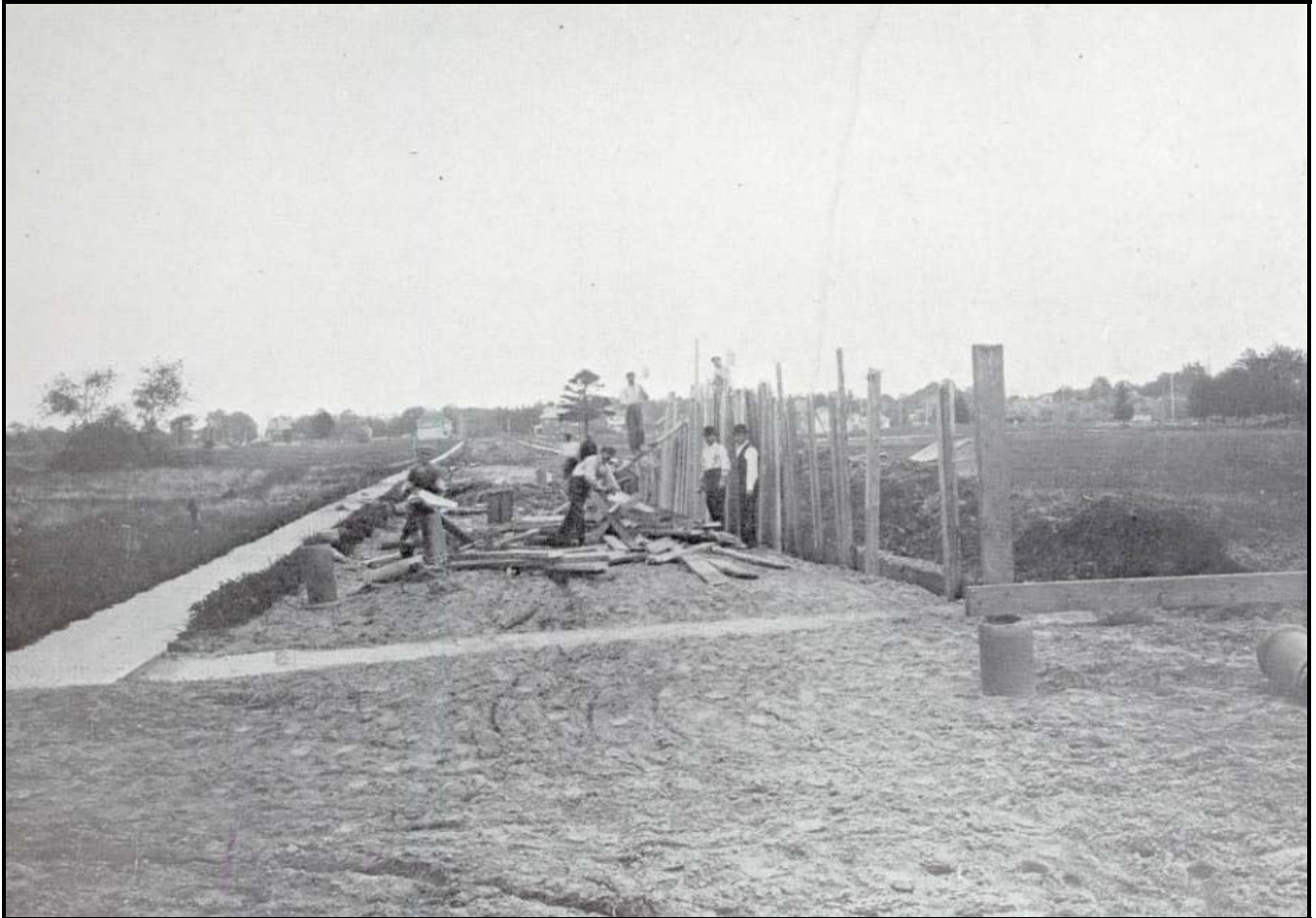
¹¹ LRO Instrument 166F, being a Bargain and Sale, dated March 31, 1821, between James Baby and Charles Anderson

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

¹³ Ibid.

¹⁴ Ibid.

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.²¹ The new subdivision was known as Brantwood.²²



1913 photo of workers laying sewers on Douglas Avenue. Sidewalks and other infrastructure were built to draw buyers in. *Source: 1913 Brantwood promotional booklet, Cumberland Land Company Ltd. and W.S. Davis*

A detailed sales brochure (circa 1913-1916) was developed to target Toronto and Hamilton middle class workers and their families to relocate to this new subdivision in Oakville.²³ 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 and 30s.²⁴

As part of this new subdivision, in 1909, Cameron Bartlett, of the Bank of Hamilton sold Lot 170 and 171 directly to William Sinclair Davis.²⁵

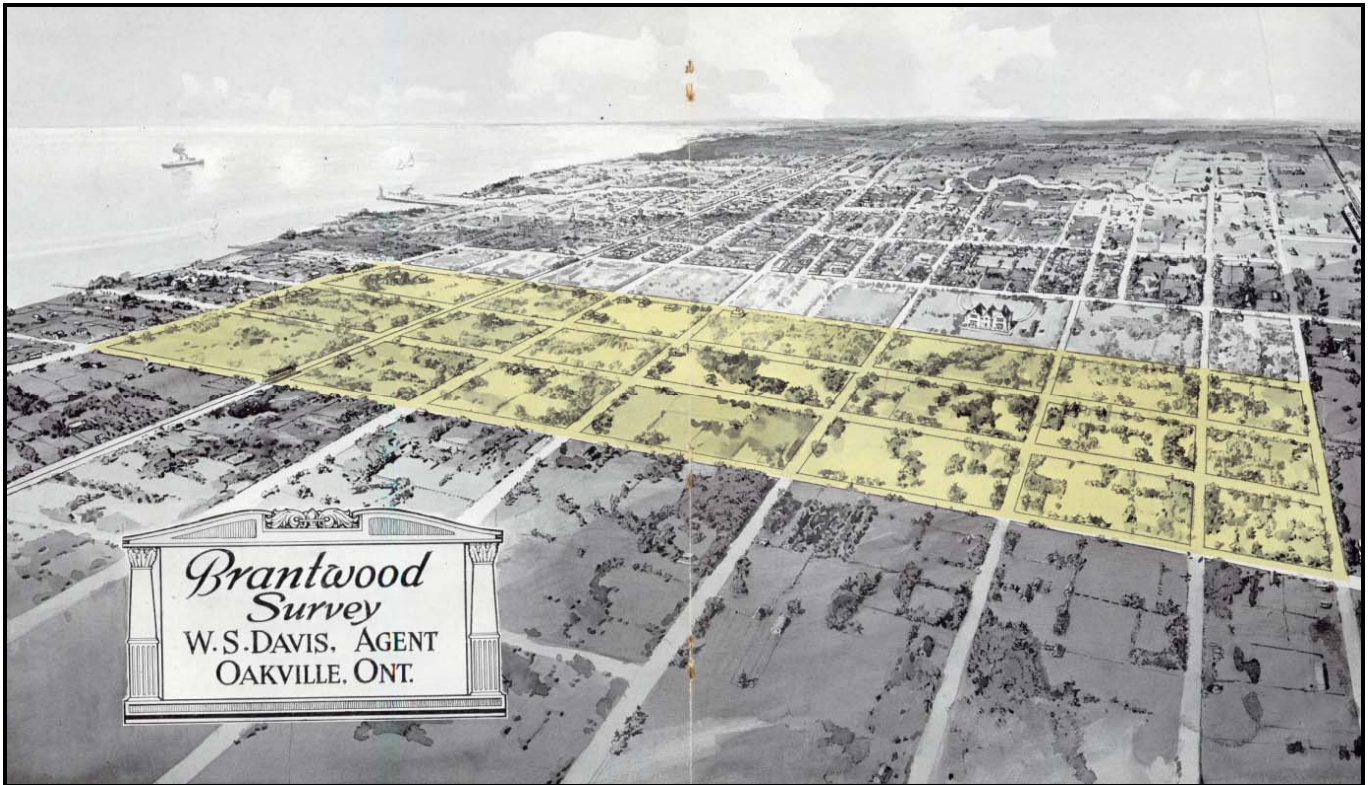
²¹ Cumberland Construction Company Ltd. and W.S. Davis, “Brantwood” pamphlet, 1913; Town of Oakville, Planning Services, 78 Allan Street property file, Heritage Structure Report, undated, pg. 1

²² Oakville Historical Society, Brantwood Survey, 1907

²³ Cumberland Construction Company Ltd. and W.S. Davis, “Brantwood” pamphlet, 1913

²⁴ Town of Oakville, Planning Services, 376 Douglas Avenue property file, Heritage Research Report, July 2011, pg. 6

²⁵ LRO Instrument 4254, being a Bargain and Sale, dated 11 October 1909, between Cameron Bartlett and William Sinclair Davis



Aerial drawing of the borders of the Brantwood Survey in context with the surrounding area and Lake Ontario. A close-up of the house, with artistic liberty, at 329 Douglas from this image is below, showing it was one of the earliest planned in the subdivision. Source: 1913 Brantwood promotional booklet, Cumberland Land Company Ltd., and W.S. Davis

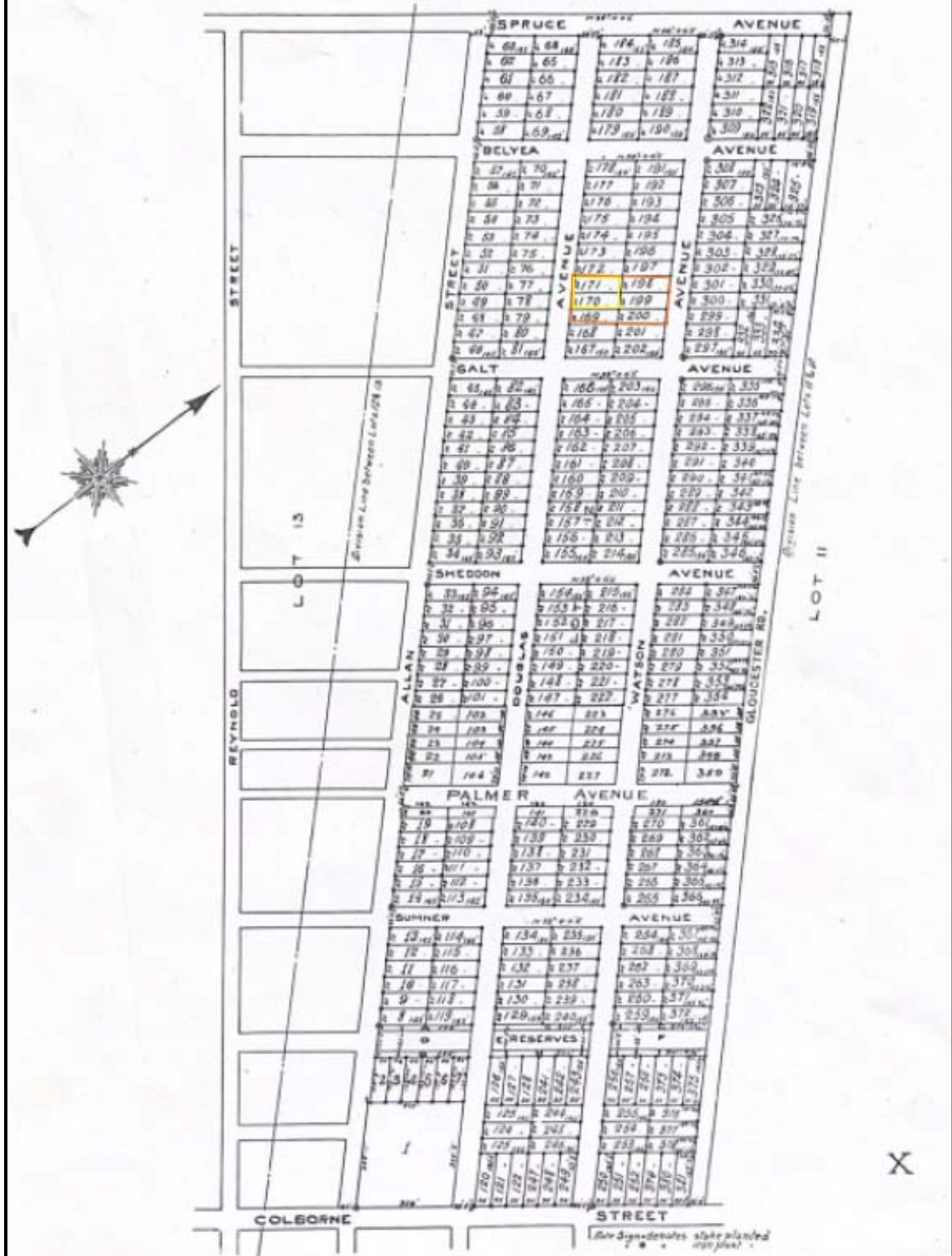


The house at 329 Douglas was one of the earliest built in the subdivision. On October 13, 1909, manufacturer Herbert Elliot purchased Lot 170 and 171 from Davis, as well as Lots 169, 198 199, and 200.²⁶ The house was built while the property was owned by Herbert Elliot, however, it is unknown who the builder was. While it was under his ownership, the house was built by 1910.²⁷

²⁶ LRO Instrument 4269, being a Bargain and Sale, dated October 13, 1909, between W.S. Davis and Herbert Elliot and the other lots for a total of \$2,100

²⁷ Oakville Public Library, 1910 Town of Oakville Assessment roll: Lot 170 and 171 et al. are owned by Herbert Elliot. It lists it as “B” for built upon, and the value of the buildings is \$3,500, indicating that within a year of purchase the house had been mostly complete.

OAKVILLE — PLAN — OF — BRANTWOOD SURVEY —



A map of the 1907 Brantwood Survey, showing the original six lots purchased by Herbert Elliot in 1909 and sold to Guess in orange, and Lots 170 and 171 in yellow where the house was constructed. Source: Oakville Historical Society

The house is pictured in the 1913 Brantwood brochure. From this photo we can see some of the infrastructure work is still happening in the subdivision, as evident from the pile of pipework next to the road yet to be installed and the unpaved road (note the sidewalk is completed). The low lakestone wall is the same one that stands today and extended around the six lots.



1913 image of the house, showing original elements that still stand, including the lakestone wall and columns. *Source: 1913 Brantwood promotional booklet, Cumberland Land Company Ltd. and W.S. Davis*

In 1912, Elliot sold the six lots to George A. Guess, professor at the University of Toronto.²⁸ It is unclear under which owner the stone wall was built, since the six lots were owned by both Elliott and Guess. The earliest we can confirm its existence is in the 1913 Brantwood pamphlet image above, when it was owned by George Guess. However, since Elliot had the house built, it is possible he also had the wall constructed at the same time as it follows the same Arts and Crafts design ethos as the house.

George Arthur Guess was born in 1873 in Ontario.²⁹ He graduated from Queen's University in 1894 with a master's degree and moved west to British Columbia to work in the copper mining business, forming a company with his brother Harry.^{30 31} He was at the head of many large experimental metallurgical mining concerns in

²⁸ LRO Instrument8148, being a Grant, dated March 19, 1912, between Herbert Elliot and George A. Guess, for a total cost of \$8,100.

²⁹ *The Ottawa Journal*, "Deaths", October 23, 1954, pg. 2

³⁰ *The Globe*, "Queen's Graduates", April 24, 1894, pg. 1

³¹ Henderson's British Columbia Gazetteer and Directory and Mining Companies, 1899-1900, Ancestry.com. *Canada, City and Area Directories, 1819-1906*. Provo, UT, USA: Ancestry.com Operations, Inc., 2013. lists George Arthur Guess and Harry Guess as owners of the company Guess Brothers; Harry's residence however is Keewatin, Ontario

Mexico, the U.S., and South America. In 1912 he returned to Ontario to become the head of the Department of Metallurgy at the University of Toronto.³²



This prompted the purchase of the house at 329 Douglas Avenue. George's wife, Emma, died in 1926 from an illness.³³ They had one son, Arthur. Guess then remarried Edna Ashley the following year.³⁴ The Guess families lived in the house for a total of over 60 years. Guess retired from his role at the University of Toronto in 1943.³⁵ Before this, in 1918, he'd received a patent for electrolytically separating nickel from copper.³⁶ He gave many talks about his metallurgical experiences when he was in Ontario. Guess lived in the house until he passed away in 1954, and then his second wife Edna remained there until her death in 1973.³⁷

Clip from the *Globe* announcing George Guess, pictured, as the new Head of the Department of Metallurgy, 1912. Source: *Globe and Mail*



Photo of the house in 1929, published in the *Toronto Star*. Source: *Toronto Public Library – Toronto Star Photograph Archive*

³² *The Globe*, "Heads department of metallurgy", January 13, 1912, pg. 9; *The Globe*, "Metallurgy chair in the university," January 13, 1912, pg. 9

³³ *Globe*, "Mrs. George A. Guess", March 4, 1926, pg. 12

³⁴ Ancestry.ca, marriage certificate

³⁵ Ancestry.ca, article from *The Gazette*, September 18, 1943, pg. 13

³⁶ *Globe*, "Patents issues", February 2, 1918, pg. 9

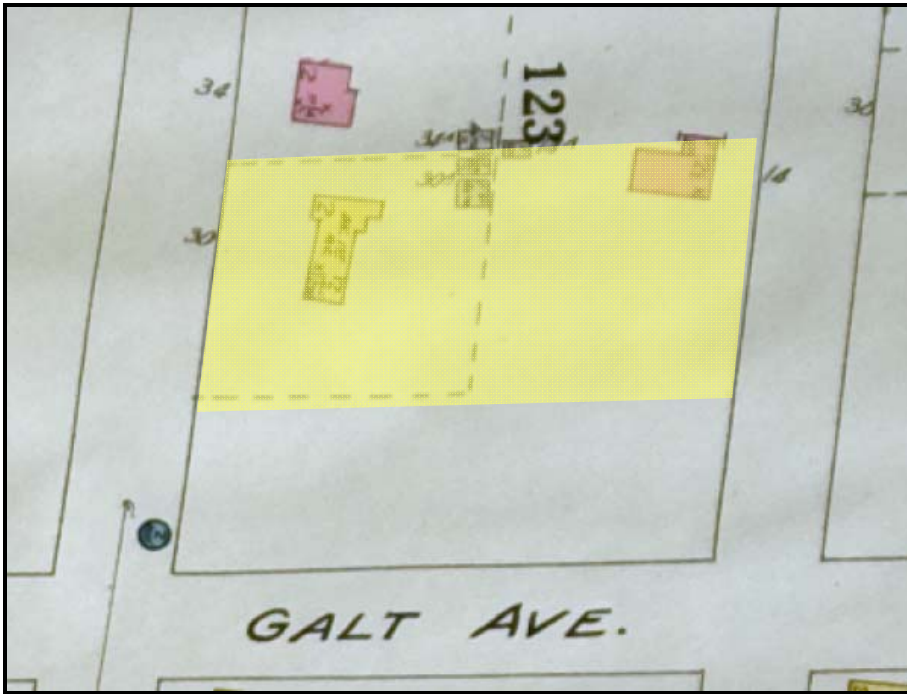
³⁷ *The Ottawa Journal*, "Deaths", October 1, 1954, pg. 2; LRO Instrument 8151, being a Certificate, dated October 11, 1955, to Edna Guess, and LRO Instrument 374960, being an Execution of Deed, dated September 27, 1973, from Ross Regie, executor of Edna Guess' will, to John and Tiiu Purkis



The four properties that still contain the Guess House Stone wall highlighted in yellow. *Source: Town of Oakville GIS*



Close up of the lots showing the six lots (171, 170, 169 and 198, 199, and 200) that were a part of the original parcel of land. The three lots on Watson Avenue were sold in 1921 and Lot 169 remained as part of the property until the 1960s. The wall still stands at the front of all these lots. *Source: OnLand Property Search*



1924 fire insurance map with the four properties containing the stone wall outlined. The existing houses at 329 Douglas Avenue and 330 Watson Avenue can be seen in the map. Source: Underwriters' Survey Bureau, *Insurance Plan of the Town of Oakville*. Toronto: Underwriters' survey Bureau, 1924



1932 fire insurance map with the four properties containing the stone wall outlined. The existing houses at 329 Douglas Avenue and 330 Watson Avenue can be seen in the map. Source: Underwriters' Survey Bureau, *Insurance Plan of the Town of Oakville*. Toronto: Underwriters' survey Bureau, 1932.

Lot 169 to the south and Lots 198, 199, and 200 on Watson Avenue were also owned by Elliot and then Guess. Lots 198, 199, and 200 were not built on before the second property owner sold them in 1921.³⁸ The house at 330 Watson Avenue was then built, and Lot 200 was its yard facing the lake until the house was built in 1990. Lot 169 remained a part of the subject property for several decades and was eventually sold in 1969 and a house was built the same year.³⁹

In summary, the stone wall has historical and associative value not only because it was built early on in the development of Brantwood, an important local subdivision and one of the first in Oakville from the early 20th century, but also with its association with George Guess, whose family lived in the original house associated with the wall for over 60 years.

³⁸ Oakville Public Library, 1912 Town of Oakville assessment roll

³⁹ LRO Instrument 283608, being a Grant dated October 15, 1969, between Edna Guess and Oakville Developments Ltd; notes state it is Lot 169 only. According to 1949 fire insurance map there is no building in that year, but undetermined if built on at time of sale.

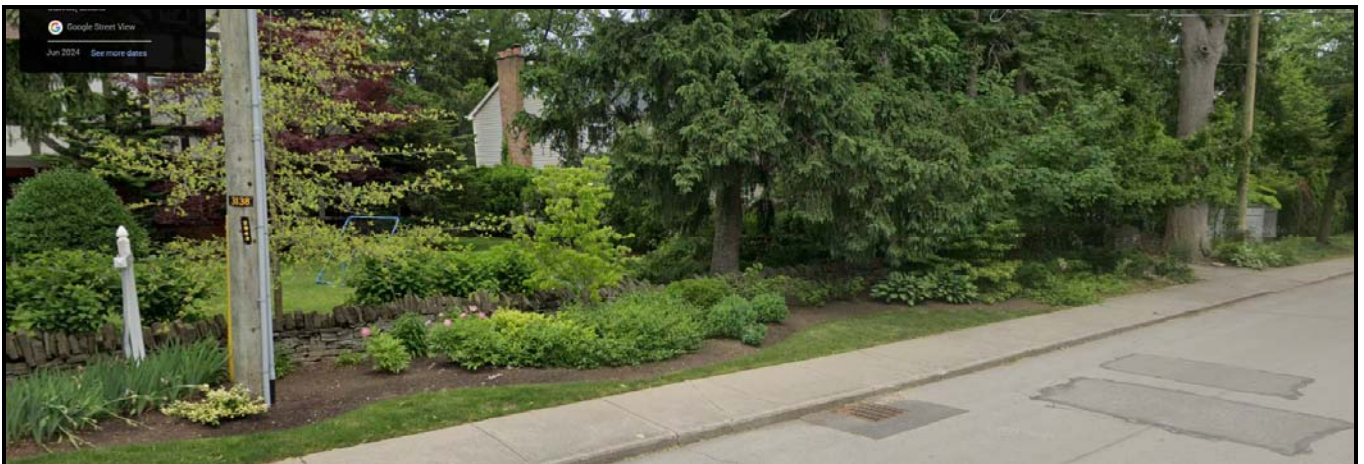
Contextual Value

The subject property is part of the historic Brantwood residential subdivision. The streetscape of the area consists of mature trees and moderate sized lots which contain medium to large sized houses. 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. Many of the original houses in the Brantwood survey were inspired by the Arts and Crafts movement.

The historic stone wall on the property is physically, functionally, visually, and historically linked to its surroundings. It is also important in defining, supporting and maintaining the historic residential character of Brantwood. The stone wall was built for one of the oldest houses on the street and is representative of the Arts & Crafts era. It was designed, along with its original house, to recall the English countryside and tie the house to the land through this hand-made natural landscape feature. It remains a rare remnant structure from the early 20th century and is a distinguishing feature of the streetscape. Running along four separate properties, the wall provides a physical and visual reminder of the large historic estates that were originally constructed within Brantwood. Despite multiple severances and the construction of new homes over many decades, the stone wall remains as a defining feature of the neighbourhood.



View of Douglas Avenue looking north with subject property on the right, 2021. Source: Google Street View



View of Douglas Avenue looking south with subject property on the right, 2021. Source: Google Street View

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 stone wall is a rare remaining example of an early 20 th century lakestone wall in Oakville.	Y
ii. displays a high degree of craftsmanship or artistic merit;	The property does not display a high degree of craftsmanship.	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 stone wall is associated with the theme of development of 'Brantwood', an early 20th century subdivision of Oakville that was influenced by the Arts and Crafts movement.	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.	There are no known connections to an architect, artist, builder, designer or theorist who is significant to a community.	N
3. The property has contextual value because it:		
i. is important in defining, maintaining, or supporting the character of an area;	The stone wall is important in defining, maintaining and supporting the historic residential character of Brantwood.	Y
ii. is physically, functionally, visually, or historically linked to its surroundings;	The stone wall is physically, functionally, visually, and historically linked to its surroundings. It contributes to the history of the local community, specifically Brantwood, a significant early 20th century Oakville subdivision.	Y
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 323 Douglas Avenue is located on the east side of Douglas Avenue, between Macdonald Road and Galt Avenue in the Brantwood neighbourhood. The property contains a circa 1913 dry-laid lakestone wall originally associated with the Guess House at 329 Douglas Avenue.

Design or Physical Value:

The Guess House Stone Wall has design and physical value as a representative example of an Arts and Crafts era landscape wall. The goal of the residential Arts and Crafts movement was to portray the house as a place of serenity, with a focus on the home as part of the natural environment. There was a strong emphasis on artisanal and hand-crafted objects and structures and natural materials such as brick, stone, stucco and wood. The stone wall is constructed of natural lakestone sourced from the bed of Lake Ontario nearby. The wall was less a functional structure and more a decorative one, grounding the house on the site and adding a natural, organic aesthetic that was typical of the Arts and Crafts era. It also spoke to the owner's wealth and status by highlighting the expansive size of the property at the time. The craftsmanship can be seen in the originally dry-laid structure topped by vertical pieces of lakestone and its stone columns topped by large fieldstones.

Historical Value or Associative Value:

The Guess House Stone Wall has cultural heritage value for its associations with the theme of development of the local residential area known as 'Brantwood'. Developed in the early 1900s, this subdivision was designed with large lots and was sold to city dwellers as a secluded, beautiful and modern neighbourhood in which to construct their own cottage or stately home. The stone wall was built as part of the Guess House, a large estate home constructed circa 1910 in the Tudor Revival and Craftsman styles, typical architectural styles of the Arts and Crafts period. The wall still stands on four separate properties that make up the original estate property.

Contextual Value:

The Guess House Stone Wall is physically, functionally, visually, and historically linked to its surroundings. It is also important in defining, supporting and maintaining the historic residential character of Brantwood. The stone wall was built for one of the oldest houses on the street and is representative of the Arts & Crafts era. It was designed, along with its original house, to recall the English countryside and tie the house to the land through this hand-made natural landscape feature. It remains a rare remnant structure from the early 20th century and is a distinguishing feature of the streetscape. Running along four separate properties, the wall provides a physical and visual reminder of the large historic estates that were originally constructed within Brantwood. Despite multiple severances and the construction of new homes over many decades, the stone wall remains as a defining feature of the neighbourhood.

Description of Heritage Attributes

Key heritage attributes of the property at 323 Douglas Avenue that exemplify its cultural heritage value as an early 20th century Arts and Crafts era landscape wall, include the following:

- The low lakestone wall and columns topped by vertical pieces of lakestone.

6. Conclusion

This property meets three of the criteria of Ontario Regulation 9/06, including 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*.

7. Sources

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- Underwriters' Survey Bureau. *Insurance Plans of the Town of Oakville*. Toronto: Underwriters' Survey Bureau, 1932