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RECEIVED
2023/10/18
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Ontario Heritage Trust

October 18, 2023

VIA EMAIL

Ontario Heritage Trust
10 Adelaide Street East
Toronto, Ontario M5C 1J3
registrar@heritagetrust.on.ca

**Subject: Heritage Designation
By-law 2023-128
330 Watson Avenue, Oakville, Ontario**

Enclosed please find a copy of the Heritage Designation notice and a copy of By-law 2023-128 served upon you in accordance with Section 29(8) of the *Ontario Heritage Act*, R.S.O. 1990, c. 0.18, as amended.

Sincerely,

Francesca Piazza
Legislative Coordinator

Encls.

cc: V. Tytaneck, Town Clerk
D. Perlin, Assistant Town Solicitor
K. Biggar, Manager - Policy Planning and Heritage
C. Van Sligtenhorst, Supervisor - Heritage Conservation

HERITAGE DESIGNATION BY-LAW

On October 16, 2023, Oakville Town Council resolved to pass By-law 2023-128 to designate the following property under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended, as a property of cultural heritage value and interest:

Robertson House
330 Watson Avenue
LOT 198 and PT LOT 199, PLAN 113; TOWN OF OAKVILLE

In accordance with Section 29(8) of the *Act*, any person who objects to the By-law may appeal to the Ontario Land Tribunal by forwarding to the Tribunal and the Town Clerk (at the Town of Oakville, Clerk's department, 1225 Trafalgar Road, Oakville, ON L6H 0H3 or at TownClerk@oakville.ca) within 30 days after the date of publication on the Town's website, a notice of appeal setting out the objection to the By-law and the reasons in support of the objection, accompanied by the fee charged by the Tribunal. A copy of the appeal form is available from the Ontario Land Tribunal website at <https://olt.gov.on.ca>. The last date to appeal this By-law is November 17, 2023.

Further information regarding this designation is available from the Town' of Oakville. Any inquiries may be directed to Carolyn Van Sligtenhorst, Supervisor of Heritage Conservation at 905-845-6601, ext. 3875 (TTY 905-338-4200), or by email at carolyn.van@oakville.ca.



OAKVILLE

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2023-128

A by-law to designate the Robertson House at 330 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 Robertson House;

WHEREAS the Council of the Corporation of the Town of Oakville, by resolution passed on August 14, 2023, has caused to be served on the owner of the lands and premises at 330 Watson Avenue, Oakville, ON and upon the Ontario Heritage Trust, notice of intention to designate the Robertson House at 330 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 September 15, 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 16th day of October, 2023

Rob Buton

Mayor

Andrea Holland Acting Town Clerk

SCHEDULE "A" TO
BY-LAW 2023-128

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

Robertson House
330 Watson Avenue
LOT 198 and PT LOT 199, PLAN 113; TOWN OF OAKVILLE

PIN: 24809-0128

SCHEDULE “B” TO
BY-LAW 2023-128

STATEMENT OF SIGNIFICANCE

Description of Property

The property at 330 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 1922 two-and-a-half storey brick house with stucco cladding.

Statement of Cultural Heritage Value or Interest

Design and Physical Value

The subject house has design and physical value as a representative example of an early 1900s Period Revival house with elements of Tudor Revival and English Cottage styles. The house was built in 1922 with design elements from these styles, such as: side gabled roof with jerkinhead gables and dormer; a covered entrance porch; a mix of materials including wood, brick, and stucco; multipaned wooden windows; decorative brick details around the windows, porch and roofline; rustic wooden elements such as timbers under the roof, wooden soffits, and exposed eaves; front porch with bell-cast roof, decorative wooden pillars and a panelled wooden door flanked by elegant sidelights; and lakestone knee wall.

Historical and Associative Value

The home has cultural heritage value for its direct associations with the theme of the development of the local residential area known as ‘Brantwood’. Developed in the early 1900s, this subdivision was designed with large lots and mature trees, and was sold to city dwellers as a secluded, beautiful and modern neighbourhood in which to construct their own cottage or stately home. The original homes, including the subject house, were built with influences from the Arts and Crafts era, creating a defined look for the subdivision. The subject property still retains exterior heritage elements that have contributed to the neighbourhood’s Arts and Crafts character over the last 100 years and its presence continues to contribute to the character of the historic subdivision.

Contextual Value

The subject property has contextual value because it defines, supports and maintains the character of the Brantwood neighbourhood. It is physically, functionally, visually, and historically linked to the surrounding residential neighbourhood and places the Brantwood area’s origins in a specific timeframe. The home is one of the earliest built in the Brantwood subdivision and is a prominent building on the street. As an anchor point in the Brantwood subdivision, this house helps to define the original Arts and

Crafts aesthetic of Brantwood and continues to support and maintain the character of the neighbourhood.

Description of Heritage Attributes

Key attributes of the property at 330 Watson Avenue that exemplify its cultural heritage value as a Period Revival home built in the Arts and Crafts era, as they relate to the two-and-a-half storey house, the one-storey porch, and the one-storey attached garage, include:

- The massing and form of the two-and-a-half storey building with side gable jerkinhead roof and jerkinhead central dormer on the north elevation;
- Wooden soffits and fascia on upper roofs and porch roof;
- Exposed eaves on second storey roof and porch roof;
- Decorative wooden timbers on half-storey;
- Stucco cladding;
- Stucco-clad chimneys on east and west elevations;
- The massing and form of the one-storey front porch on the south elevation including its bell-cast roof, wooden pillars and detailing;
- Front entrance with panelled wooden door and wooden sidelights;
- Brick detailing throughout the house, including sills, lintels, skirting and decorative 'trim';
- Fenestration on all elevations, except for the first-storey window opening on the west elevation that was originally a door opening;
- The use of wooden multipaned windows throughout the house, based on the historic window designs; and
- The massing and form of the one-storey flat-roofed attached garage including its decorative wooden overhang above garage door.

Key attributes of the property at 330 Watson Avenue that exemplify its cultural heritage value, as they relate to the property itself, include:

- Low lakestone knee wall and lakestone columns along Watson Avenue.