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Properties

PIN 24809 - 0129 LT
Description CONSOLIDATION OF VARIOUS PROPERTIES 1STLY- LT 200, PL 113; OAKVILLE
2NDLY- PT LT 199, PL 113, PT 2, 20R12284; OAKVILLE
Address 322 WATSON AVENUE
OAKVILLE

RECEIVED
2025/03/17
(YYYY/MM/DD)
Ontario Heritage Trust

Applicant(s)

This Order/By-law affects the selected PINs.

Name THE CORPORATION OF THE TOWN OF OAKVILLE
Address for Service 1225 Trafalgar Road
Oakville, Ontario
L6H 0H3

This document is being authorized by a municipal corporation Rob Burton, Mayor, and Andrea Holland, Acting Town Clerk.
This document is not authorized under Power of Attorney by this party.

Statements

This application is based on the Municipality By-law See Schedules.

Signed By

Mary Linda Jessup 1225 Trafalgar Rd. acting for Signed 2025 03 14
Oakville Applicant(s)
L6H 0H3

Tel 905-845-6601

Fax 905-338-4184

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

THE CORPORATION OF THE TOWN OF OAKVILLE 1225 Trafalgar Rd. 2025 03 14
Oakville
L6H 0H3

Tel 905-845-6601

Fax 905-338-4184

Fees/Taxes/Payment

Statutory Registration Fee \$70.90

Total Paid \$70.90

File Number

Applicant Client File Number : BY-LAW 2025-030 - 322 WATSON AVE



OAKVILLE

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2025-030

A by-law to designate the Guess House Stone Wall at 322 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 Guess House Stone Wall;

WHEREAS the council of the Corporation of the Town of Oakville, by resolution passed on December 9, 2024, has caused to be served on the owner of the lands and premises at 322 Watson Avenue, Oakville, ON and upon the Ontario Heritage Trust, notice of intention to designate the Guess House Stone Wall at 322 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 January 15, 2025, 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 3rd day of February, 2025

Rob Burton

Mayor

Andrea Holland Acting Town Clerk

CERTIFIED TRUE COPY

Laura Michelle Brown
By Delegated Authority

SCHEDULE "A" TO
BY-LAW 2025-030

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

Guess House Stone Wall
322 Watson Avenue
CONSOLIDATION OF VARIOUS PROPERTIES 1STLY- LT 200, PL 113;
OAKVILLE 2NDLY- PT LT 199, PL 113, PT 2, 20R12284; OAKVILLE
PIN: 24809-0129



SCHEDULE "B" TO BY-LAW 2025-030

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Description of Property

The property at 322 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 circa 1913 dry-laid lakestone wall originally associated with the Guess House at 329 Douglas Avenue.

Statement of Cultural Heritage Value or Interest

Design and 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 and 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 322 Watson 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 topped by vertical pieces of lakestone; and
- The lakestone columns topped by large fieldstones.