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HERITAGE DESIGNATION BY-LAW

On January 22, 2024, Oakville Town Council resolved to pass By-law 2024-004 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:

Nightingale House
265 Watson Avenue
LOTS 285 and 286, PT LOTS 345 and 346, 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 February 26, 2024

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.

Issued at the Town of Oakville on January 25, 2024.

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Ontario Heritage Trust



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2024-004

A by-law to designate the Nightingale House at 265 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 Nightingale House;

WHEREAS the council of the Corporation of the Town of Oakville, by resolution passed on November 13, 2023, has caused to be served on the owner of the lands and premises at 265 Watson Avenue, Oakville, ON and upon the Ontario Heritage Trust, notice of intention to designate the Nightingale House at 265 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 December 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 22nd day of January, 2024

Rob Burton

Mayor

Andrea Holland Acting Town Clerk

SCHEDULE "A" TO
BY-LAW 2024-004

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

Nightingale House
265 Watson Avenue
LOTS 285 and 286, PT LOTS 345 and 346, PLAN 113; TOWN OF
OAKVILLE

PIN: 24809-0110

SCHEDULE “B” TO BY-LAW 2024-004

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Description of Property

The property at 265 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 1915 two-and-a-half-storey Craftsman brick and frame house known as the Nightingale House.

Statement of Cultural Heritage Value or Interest

Design and Physical Value

The Nightingale House has design and physical value as a representative example of Craftsman house design and construction. The house was built in 1915 with Craftsman elements such as: expansive side gabled roof; asymmetrical façade with front porch; wooden soffits; brick cladding on the first storey and wooden shingle cladding and stucco with half timbering on the upper storeys; brick arched voussoir headers over windows and doors; and the bay window on the south elevation. Collectively, these elements contribute to the building’s character and its heritage value as an early 20th century Craftsman style house.

Historical and Associative Value

The Nightingale House has cultural heritage value for its direct associations with the theme of early 20th century residential development in Oakville, specifically of the local residential area known as ‘Brantwood’. This development was defined by large lots with purposefully designed Arts and Crafts era homes built by well-to-do families. The house is also associated with its likely 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. The property is also associated with Frank D. Law, founder and manager of the Oak Tire and Rubber Company, an important part of Oakville’s industrial past.

Contextual Value

The Nightingale House 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 house was one of the earliest built on the block and had a place of prominence on the street, particularly on the large corner lot. 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 265 Watson Avenue that exemplify its cultural heritage value as an early 1900s 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, including the first storey bay window on the south elevation and the two-storey bump out on the front elevation;
- The presence of a front porch;
- Red brick first storey cladding in a running bond pattern with brick voussoirs over doors and windows;
- Wooden shingle cladding on upper storey;
- Pebble textured stucco cladding with half-timbering in the upper gables;
- Wooden soffits, fascia and exposed eaves;
- Fenestration of the windows on the north, west, and south elevations, excluding the bay window constructed on the south elevation in the 1990s;
- The presence of multipaned windows in the Arts and Crafts era style with wooden trim;
- Concrete windowsills; and
- Brick chimney.

For the purpose of clarity, the cultural heritage value or interest and heritage attributes do not include:

- The two-storey north wing; and
- The one-storey rear wings.