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Properties

PIN

24809 - 0110    LT

Description

LTS 285 & 286 & PT LTS 345 & 346, PL 113 , AS IN 604969 ; OAKVILLE

Address

265 WATSON AVENUE  
OAKVILLE

RECEIVED

2025/03/12

(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.  
Oakville  
L6H 0H3

acting for  
Applicant(s)

Signed

2024 03 01

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.  
Oakville  
L6H 0H3

2024 03 01

Tel

905-845-6601

Fax

905-338-4184

Fees/Taxes/Payment

Statutory Registration Fee

\$69.95

Total Paid

\$69.95

File Number

Applicant Client File Number :

BY-LAW 2024-004 - 265 WATSON AVENUE



## 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 22<sup>nd</sup> day of January, 2024

  
\_\_\_\_\_  
Rob Burton Mayor  
\_\_\_\_\_  
Andrea Holland Acting Town Clerk

CERTIFIED TRUE COPY

  
\_\_\_\_\_  
Andrea Holland  
By Delegated Authority

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 20<sup>th</sup> century Craftsman style house.

*Historical and Associative Value*

The Nightingale House has cultural heritage value for its direct associations with the theme of early 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 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.