



131 TRAFALGAR ROAD, OAKVILLE HERITAGE IMPACT ASSESSMENT

Prepared for:

Melrose Investments Inc. & Rosehaven Homes Limited
145 Reynolds Street, Suite 400
Oakville, ON L6J 0A7

For Submission to:

Town of Oakville
1225 Trafalgar Road
Oakville, ON L6J 5A6

Prepared by:



Architects Rasch Eckler Associates Ltd.

15 Lola Road
Toronto, Ontario M5P 1E5
Tel: 416.696.1969
Fax: 416.696.1966

March 22, 2010



TABLE OF CONTENTS

<i>Contents</i>	<i>Pages</i>
Section 1.0 Property Description & Background to the Report	1-6
1.1 Introduction to Property & Proposed Development	1-2
1.2 Engagement of AREA Architects & HIA Report Methodology	3
1.3 Policies & References for Heritage Evaluation of Property	4-6
Section 2.0 Historical Background of the Property	7-11
2.1 Early History of the District	7-8
2.2 Lot D, Block 25, Plan 1, 131 Trafalgar Rd.: Land Ownership, 1834-1913	8-9
2.3 Blakelock & Busby Associations with the Property	10-11
Section 3.0 Built Heritage Aspects	12-14
3.1 The House at 131 Trafalgar Road: 1913-1915	12
3.2 The Bungalow Style and the House at 131 Trafalgar Road	13
3.3 Existing Conditions of the House	14
Section 4.0 Changing Context of the Area	15-16
4.1 The Temperance Hall on Block 25	15
4.2 The House at 131 Trafalgar Road after 1915	15-16
4.3 Changing Built Context of Block 25	16
Section 5.0 Heritage Assessment of 131 Trafalgar Road	17-25
5.1 Oakville Heritage Evaluation Criteria	17
5.2 Evaluation of Existing Property[– Design/Physical]	17-23
5.3 Scoring of the Heritage Value of Existing Property	24-25
Section 6.0 Recommendations for Heritage Compatibility in the Development	26-31
6.1 Heritage Attributes of the Trafalgar Road Streetscape	26
6.2 Policies Governing Heritage Planning	26-27
6.3 Mitigation of the Development within the Heritage Block	27-28
Appendix I Figures Nos. 1 to 26	
Appendix II Architectural Drawings	
Appendix III Chain of Title, Table [No. 1	
Appendix IV Firm Profile & Curriculum Vitae	

1.0 Property Description & Background to the Report

1.1 Introduction to Property & Proposed Development

Identification of Subject Property

This report examines the heritage aspects of an assembly of lots in Downtown Oakville proposed for development by Melrose Investments Inc. and Rosehaven Homes Limited (hereafter referred to as "Melrose"). The development site comprises one parcel with two municipal addresses as outlined on the Town's GIS map (fig. 1, all figures in the report are contained in Appendix I) with their addresses, the ownership and PIN number identified as follows:

131 & 135 Trafalgar Road

Owner: First Rose Development Inc.

PIN #: 24812-0010

The legal boundaries of this parcel are shown on the property survey (fig. 2). This land forms an almost rectangular-shaped corner property comprising .13 ha and with frontages on two streets – Randall Street on the north and Trafalgar Road on the west – with their respective frontages of approximately 31.9 m along Randall Street and an overall depth of 42.5 m. This development property is contained within a block bounded by those frontage streets and, also on the other sides, by Reynolds Street on the east, and by Church Street on the south. (Orientations throughout this report are based upon a nominal north direction which is parallel to Trafalgar Road.)

This lot is identified on the GIS map (fig. 1) in two tones and contains a coffee shop (Tim Hortons Restaurant) on the corner and a house structure on the south lot which has been converted to retail-commercial use (formerly the "Merchant of Tennis" shop) for many decades. The southerly portion of the lot, the house structure at 131 Trafalgar Road, was designated by the Town under the Ontario Heritage Act (OHA) through enactment of By-law 2010-023 on January 25, 2010 and it is registered in Part A of the *Town of Oakville Register of Cultural Heritage Value or Interest* also known as the "Heritage Register" (ref. 'm', subsection 1.3). The heritage designation process occurred when the property was under previous ownership by TDL Group Corp. Under this same previous ownership, a Demolition Permit was issued by the Town of Oakville on July 3, 2009 permitting the demolition of the existing building at 131 Trafalgar Road but the demolition was never carried out. The current owner was therefore never able to appeal the heritage designation which, now that it is final and binding, rescinds and voids the unimplemented Demolition Permit.

1.0 Property Description & Background to the Report (cont'd.)

1.1 Introduction to Property & Proposed Development (cont'd.)

131 Trafalgar Road Building Description

<u>Street Address</u>	131 Trafalgar Road
<u>Building Type:</u>	2½-storey masonry house
<u>Historical Use:</u>	Residential & Commercial
<u>Current Use:</u>	Commercial
<u>Form / Roof Composition:</u>	Rectangular plan with main quasi-bell-curved gable roof perpendicular to street, extending over second & third floors with shed-roof dormers at second floor on (west) front & (east) rear elevations
<u>Additions, Alterations:</u>	1-storey brick addition/enclosure of former porch on front (west) side, window replacements, removal of chimney, gut interior renovations
<u>Storeys:</u>	2½ storeys with the second & third floor space within the roof slope
<u>Foundations:</u>	vermiculated cement block
<u>Main Structural Materials:</u>	masonry exterior walls, wood for floor joists, roof rafters and other framing of interior walls, dormers, etc.
<u>Cladding:</u>	pressed red brick masonry
<u>Windows:</u>	proportions width-to-height of 1:2 or greater; segmental arch voussoirs; stone sills; generally double-hung with 1-over-1 sashes
<u>Roof Cladding:</u>	asphalt shingles
<u>Photographs:</u>	figs. 3-6, general views of the building

Proposed Development

The development of this site is proposed to be a 6-storey mixed-use building comprising grade-related retail space, two floors of office space at the 2nd and 3rd storeys, and 32 residential condominium apartment units on the 4th through 6th floors. The building design was prepared by Kirkor Architects & Planners (Kirkor) and their architectural drawings are appended following this report (Appendix II).

The development proposes the demolition of the two buildings including the house structure at 131 Trafalgar Road to accommodate the demands of the mixed use project. Access to the underground parking levels will be provided via a two-way ramped driveway entrance from Trafalgar Road at the current location of the historically-designated building.

This proposed development will be the subject of applications for an Official Plan Amendment (OPA) and a Zoning By-law Amendment (ZBA) and Sorensen Gravely Lowes Planning Associates Inc. (SGL) has been retained as the consulting planner for the planning approvals. The development lands and their surrounding context are described more thoroughly in a Planning Report prepared by SGL and an Urban Design Brief prepared by Kirkor (ref. 'k' & 'l', subsection 1.3). This HIA report should be read in conjunction with these and other consultant studies for this project in support of its planning applications.

1.0 Property Description & Background to the Report (cont'd.)

1.2 Engagement of AREA Architects & HIA Report Methodology

Reason for a Heritage Impact Assessment (HIA)

The development applications for the subject property propose the demolition of the existing house structure which is historically-designated on the City’s Heritage Register (Part A). The OPA and ZBA applications for the subject property are required to be accompanied by a Heritage Impact Assessment (HIA) as part of a list of submissions, reports and technical studies identified by Town staff in a pre-consultation meeting with the applicant and their planning consultant as discussed in the SGL Planning Report (ref. ‘I’, subsection 1.3).

The scope of this HIA report involves the evaluation of the existing building on the southerly lot, its history and context and the proposed development and its impact on the site. This heritage evaluation cites several heritage policies, historical documents and applicable references of the municipality, the province and other sources which are listed below in subsection 1.3 ‘Policies & References for Heritage Evaluation of Property’.

Heritage Evaluation Criteria

Each property listed on the Town’s Heritage Register is graded by assigning points under a set of heritage attributes which are derived from the provincial *OHA Criteria* established in Ontario Regulation 9/06 as an amendment to the OHA (Criteria for Determining Cultural Heritage Value) (ref. ‘a’, subsection 1.3). The provincial criteria categories will be used in the subsequent sections of this report to evaluate the heritage significance of the subject property according to the chart below:

OHA O.Reg. 9/06, Criteria for Heritage Value	HIA Report Section
1. Design or Physical Value	3.0 Built Heritage Aspects
2. Historical or Associative Value	2.0 Historical Background of Property
3. Contextual Value	4.0 Changing Context of the Area

Engagement of AREA Architects

This HIA is submitted to accompany the OPA/ZBA applications for a mixed-use development on the subject property as described above. David Eckler, B.E.S., B.Arch., OAA, MRAIC, of AREA, Architects Rasch Eckler Associates Ltd. (AREA), whose curriculum vitae and firm profile are attached in Appendix IV, was retained by the property owner on February 23, 2010 to prepare this HIA report. AREA engaged Nancy Tausky, B.A., M. Phil., CAPHC, whose curriculum vitae is also attached in Appendix IV, as a sub-consultant historian to research the historical background of this property which has been incorporated in this report.

As part of the assessment process, a visit to the subject property was undertaken on March 1, 2010 by the heritage consultant team to view and photograph the development site and the designated building. To review the buildings’ interiors on this visit, Bruno Matteo, Design and Approvals Manager for Melrose Investments, facilitated and guided a tour of the premises.

For the historical research component of the report, the project team investigated land records, census reports, directories, historic maps, and various kinds of published materials, using the resources of the Halton County Land Registry Office in Milton, the Oakville Public Library, the Oakville Historical Society, the Halinet, the Serge A. Sauer Map Library in the Geography Department at the University of Western Ontario (UWO) and the Western Archives in the D.B. Weldon Library at UWO.

1.0 Property Description & Background to the Report (cont'd.)

1.3 Policies & References for Heritage Evaluation of Property

Applicable Heritage Policies for Land Use Planning

The conservation of cultural heritage properties is governed at the provincial level by the Ontario Heritage Act, R.S.O. 1990, with amendments up to 2006 (OHA) (ref. 'b') and Section 2.6 Cultural Heritage and Archaeology of the Provincial Policy Statement of the Planning Act, 2005 (PPS) (ref. 'd'). The PPS Policy 2.6.3 incorporates a requirement for an impact assessment on adjacent heritage resources:

“Development and site alteration may be permitted on adjacent lands to protected heritage property where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.”

These two provincial pieces of legislation, the OHA and PPS, have been incorporated into the heritage policies of the Town of Oakville. The applicable municipal legislation governing this property would be the Oakville OP (ref. 'n') which establishes the requirement of an HIA as follows:

8.5 Heritage impact analysis may also be required by Council where the development or redevelopment of property [is] adjacent to, or in the immediate vicinity, of an individual historic designated property.

The same stipulation regarding an HIA is contained in the Livable Oakville Plan (ref. 'o') which was adopted by Town Council on June 22, 2009 and approved by the Region of Halton on November 30, 2009. But this new OP is under appeal and not yet in force.

The format and content of the HIA is suggested by Ministry of Culture guidelines in the *Ontario Heritage Tool Kit* (ref. 'c') as follows:

1. Historical Research, Site Analysis and Evaluation
2. Identification of the Significance and Heritage Attributes of the Cultural Heritage Resource
3. Description of the Proposed Development or Site Alteration
4. Measurement of Development or Site Alteration Impact
5. Consideration of Alternatives, Mitigation and Conservation Methods
6. Implementation and Monitoring
7. Summary Statement and Conservation Recommendations

This provincial guideline will be used as a loose outline for this report. This report follows the above format in the sections below however with changes to their sequence and titles for relevance to the subject property and project.

1.0 Property Description & Background to the Report (cont'd.)

1.3 Policies & References for Heritage Evaluation of Property (cont'd.)

References Cited for Heritage Policies, Architectural Style & Applicable Regulations

This HIA will evaluate the proposed development with reference to the following applicable provincial heritage policies or sources of architectural information which are identified in the report by their assigned letter below:

- (a) Ontario Ministry of Culture. *Criteria for Determining Cultural Heritage Value or Interest*, Ontario Heritage Act, O.Reg. 9/06, January 24, 2006.
- (b) Ontario Ministry of Culture. *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18, last amendment, 2006. *Ontario Heritage Amendment Act*. 2005.
- (c) Ontario Ministry of Culture. *Ontario Heritage Tool Kit: Heritage Resources in the Land Use Planning Process*, including InfoSheet #4 'Adjacent Lands and Protected Heritage Property' and InfoSheet #5 'Heritage Impact Assessments and Conservation Plans'. 2006.
- (d) Ontario Ministry of Municipal Affairs and Housing. *Provincial Policy Statement of the Planning Act*. May 22, 1996.
- (e) Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms, 1784 to the Present*. Fitzhenry and Whiteside, 1990.
- (f) Grow, Lawrence. *Classic Old House Plans: Three Centuries of American Domestic Architecture*. New York: Sterling Publishing Co., Inc., 1978.
- (g) McAlester, Virginia & Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1984.
- (h) Mikel, Robert. *Ontario House Styles*. Toronto: James Lorimer, 2004.
- (i) *Ontario Architecture Website*, Shannon Kyles, Mohawk College, Hamilton-Halton Construction Association, 2002, <http://www.ontarioarchitecture.com/index.html>
- (j) Powell, J. & Svendsen, L. *Bungalow Details: Exterior*. Salt Lake City, Utah, 2004.

For this HIA, the following background documents have also been reviewed specifically related to this property and the proposed development which are identified in the report by their assigned letter below:

- (k) Kirkor Architects & Planners, *Urban Design Brief: 131 & 135 Trafalgar Road, Mixed Residential/Commercial Development, Oakville, Ontario*. March 2010.
- (l) Sorensen Gravely Lowes Planning Associates Inc. *Planning Report: Proposed Mixed Use Redevelopment Project, 131 & 135 Trafalgar Road, Oakville*. March 2010.
- (m) *Town of Oakville Register of Cultural Heritage Value or Interest*, July, 2009.
- (n) Town of Oakville. *Consolidated Official Plan*. September 30, 2006.
- (o) Town of Oakville. *Livable Oakville Official Plan 2009*. January 21, 2010.
- (p) Town of Oakville. *Notice of Heritage Designation, 131 Trafalgar Road, Oakville, By-law No. 2010-23*. January 25, 2010.
- (q) Planning Services Dept. "Report to Council: Heritage Designation 131 Trafalgar Road," July 29, 2009.
- (r) Planning Services Dept. *Heritage Designation Brief: 131 Trafalgar Road*. Submitted to Town Council under staff memorandum, July, 2009.
- (s) Planning Services Dept. "Report to Planning & Development Council: Evaluation of Heritage Resources," January 21, 2009.

1.0 Property Description & Background to the Report (cont'd.)

1.3 Policies & References for Heritage Evaluation of Property (cont'd.)

References Cited for Historical Evaluation of Property

For the historical component of this HIA, the following primary and secondary sources have been reviewed and cited related to this property's background information and are identified in the report by footnotes:

- (i) Ahern, Frances Robin. *Oakville a Small Town, 1900-1930*. Erin, Ontario: Oakville Historical Society and Boston Mills Press, 1981
- (ii) Blakelock, T.A. "Celebrating 50 years in Oakville," *Oakville Beaver*. 25 April 2007. 13, 15.
- (iii) Canada Census. Trafalgar Township and Oakville, 1861, 1891, 1901.
- (iv) Canadian Underwriters' Association. *Oakville, Ont. Fire Insurance Plans*. Toronto, 1910, 1913, 1949, 1967.
- (v) Chisholm, George F. "A Walker's Guide to Historical Trafalgar Road." Oakville Historical Society. In progress.
- (vi) Cook, Ramsay, ed. *Dictionary of Canadian Biography* (DCB), Vols. VII, X. Toronto, Ontario: University of Toronto Press, 1973, 1988.
- (vii) Mathews, Hazel. *Oakville and the Sixteen*. Toronto: University of Toronto Press, 1953.
- (viii) McKeon, Clare & Joseph P. *A Place of Some Importance: Oakville*. Burlington, Ontario: Windsor Publications, 1986.
- (ix) *Might's Oakville, Ontario City Directory; Might's Suburban Metropolitan Toronto Criss Cross Directories, 1881-1991*. Toronto: Might Directories, 1958, 1960, 1962, 1965, 1971, 1973, 1975.
- (x) Orsend, John, compiler. *Town of Oakville Directory and Guide Book*. 1932.
- (xi) Peacock, David & Suzanne. *Old Oakville: a Character study of the Town's Early Buildings and of the Men Who Built Them*. Willowdale, Ontario: John White & Anthony Hawke, 1979.
- (xii) Salvation Army. website, <http://www.salvationarmyoakville.ca/about.htm>
- (xiii) Thompson, P.W. "Featuring Churches: Salvation Army." *Daily Journal Record* (Oakville), 6 November 1965.
- (xiv) Town of Oakville, Assessment & Collectors Rolls. (Oakville Public Library RG9, Reel GS.004 and .005).
- (xv) Young, Cecil J. *Oakville's 100 Years, 1857-1957*. s.n., s.l., 1957.

Additional research sources, not specifically referenced here, are identified in footnotes.

2.0 Historical Background of the Property

2.1 Early History of the District

The property at 131 Trafalgar Road in Oakville, Ontario (figs. 3-6) was originally part of Lot 13, 3rd Concession South of Dundas Street, in Trafalgar Township. This property was part of the substantial quantity of land purchased in 1831 by William Chisholm (1788-1842) on either side of the mouth of Sixteen Mile Creek in Trafalgar Township. Chisholm had the town site originally surveyed in 1833 (fig. 7): Oakville's town plan, drawn up by Robert William Kerr, Public Land Surveyor, in 1837,¹ divided land into blocks, most of which contained six square building lots of approximately ¼ acre each (fig. 8). Each block contained Lots A, B, and C extending along the north side of the blocks and Lots D, E, and F along the south side.² Block 25, in which the property being studied is located, fronted to the north on Randall Street, to the west on Dundas Street (now Trafalgar Road), to the south on Church Street, and to the east on Reynolds Street. The property at 131 Trafalgar Road is situated in the northern third of Lot D in Block 25 (fig. 10).

William Chisholm was almost single-handedly responsible for the location and early development of Oakville. The son of a Loyalist family who moved from Nova Scotia to Burlington Bay, Halton County, in 1793,³ he fought in the War of 1812, farmed, engaged in local radical (and later in conservative) politics, kept a general store, and engaged in the lumber trade and in shipping. The latter business concerns took him to the mouth of the Sixteen Mile Creek, where he saw the potential advantages of a harbour. In 1827, he petitioned the Government to sell him the lands on either side of the mouth of the creek, which had originally been set aside as a land reserve for the Mississauga Indians. He then purchased at public auction 960 acres of land - part of Lot 12, Lots 13, 14, 15, and part of Lot 16 in the 3rd and 4th Concessions of Trafalgar Township⁴. Subsequently, he petitioned and received permission to construct a harbour and to levy tolls there for 50 years.⁵ Chisholm established his harbour, built a warehouse for produce and goods, and constructed the community's first shipyard, sawmill and gristmill.⁶ In 1833, he advertised town lots in Oakville for sale at public auction, the lots based on a survey that same year by Deputy Surveyor H.J. Castle illustrated in a later watercolour rendition 2 years after in 1835 (fig. 7).⁷

The earliest settlers built their homes on streets to the immediate east and west of the harbour. William Chisholm raised his large family of four daughters and seven sons in this area. When he died suddenly, on 4 May 1842, he left his family with a large quantity of valuable land as well, surprisingly, as a large quantity of debts. He had invested in schemes that had failed, and had spent much of his time on politics rather than business.⁸ His sons had inherited his talents as well as his land and debts, however, so they were able to forge successful lives for themselves after settling his affairs.⁹ Robert Kerr Chisholm (1819-1899) became Oakville's postmaster and customs officer. William's oldest son, George King Chisholm (1814-1874), shared his father's appetite for politics and the militia. He also farmed, interested himself in civic affairs, ran a gristmill with his brother, John Alexander, and served as Oakville's first mayor after incorporation in 1857.¹⁰

¹ Plan 1, Oakville, dated 1837, registered 12 January 1850.

² Plan 1, Oakville, dated 1837, registered 12 January 1850. All land records referred to are held by the Halton County Registry Office, Milton, Ontario.

³ DCB, Vol. VII, p. 177-179. Unless noted otherwise, biographical data about William Chisholm is from the DCB.

⁴ Halton County Registry Office, Milton; Exemplification of Grant, 25 November 1831, registered 17 November 1884.

⁵ Mathews, p. 11-13.

⁶ Brimacombe (no pagination), and DCB.

⁷ Mathews, pp. 36, 37.

⁸ Mathews, p. 172.

⁹ Mathews, p. 174.

¹⁰ DCB, Vol. X, p. 167; Peacock, p. 42.

2.0 Historical Background of the Property (cont'd.)

2.1 Early History of the District (cont'd.)

After the death of William Chisholm in 1842 the land remaining to his family after his debts were settled passed to his sons, George King Chisholm (1814-1874) and Robert Kerr Chisholm (1819-1899). It was George King Chisholm who inherited his father's lands on what had been Lot 13 in Trafalgar Township, including Lot 25 of Plan 1, the first Oakville survey, containing the property at what is now 131 Trafalgar Road. By the time George Chisholm took ownership of his inheritance in 1842, Lot D on Lot 25 had already been sold, in 1834, to one Thomas Divine. Very soon after inheriting his land, George King Chisholm parted with Lot A on Block 25 so that a Temperance Hall could be constructed there.

2.2 Lot D, Block 25, Plan 1, 131 Trafalgar Road: Land Ownership, 1834-1913

William Chisholm had also parted with Lot D in Block 25 before his death, selling it to Oakville joiner Robert Divine in 1834 (see Table 1 in Appendix III for the sequence of Lot D ownership described throughout this report). Divine probably lived there before selling it to Mary Louise Hare in 1844. Mary Hare expanded her holdings in 1849 when she bought Lot E from George Chisolm.¹¹ In 1855, she passed the titles to her husband. It stayed in the Hare family for the next 63 years. Mary Louise Hare passed the property to her husband, John Hare, in her will dated 31 December 1855.¹² Certainly it was inhabited by mason John Hare, husband of Mary, and his family in 1861, when they lived in a one-and-one-half storey house there. In the 1861 census for Oakville, John Hare, 53 years of age and a mason by trade, was enumerated with his wife, Johanna, 34 years of age, and two young children, Henry and Jannette (4 and 3 years old, respectively), living in a frame, one-storey house on ½ acre. John Hare had remarried, started a new family, and, in the Oakville Assessment Roll for 1866, he was recorded on Lots D and E. The Hare family had a long tenure in Block 25. Johanna Hare was enumerated in the 1871 census in Oakville as the owner of ½ acre, 2 building lots with 1 dwelling house and 1 outbuilding. She was a widow, 43 years old, Irish, Church of England, and worked as a servant. She had two children attending school – Jennet (now 13 years of age), and Albert (8 years). The previous year she had harvested 80 bushels of potatoes, 15 bushels of turnips, and 15 bushels of carrots on her half acre. The Assessment Rolls from 1873 until 1883 recorded Mrs. Johanna Hare as the freeholder on Lots D & E; her son Albert was listed with her as householder 1881 and 1883. Albert Hare must have inherited the Oakville property from his mother in the mid-1880s, but the land abstracts and instruments are silent on this subject of inheritance. Albert retained the property for the next twenty years, but as an absentee landlord. The 1891 Assessment Roll showed him working as a foundry worker in Toronto.

The 1887 Assessment Roll recorded Charles Smeaton as the householder on the property, with Albert Hare of Toronto as the freeholder. The 1891 Census report listed Charles Smeaton as a laborer (59 years of age), with a family of two. In 1893, there were two dwellings recorded on Lots D & E, one assessed at \$500 (occupied) and the other at \$300 (vacant). This situation remained unchanged through the extant Assessment and Collectors Rolls of 1894 through 1899. The 1901 census enumerated Jennet Smeaton, a widow aged 72, living alone on Lots D and E, in a wooden house. Albert Hare retained ownership of both Lots D and E until 1907 when, as a widower, he sold the lots to Charles David Carson for \$900.¹³

¹¹ Abstracts, Land Records, Lot E, Block 25.

¹² Will, registered 9 January 1856.

¹³ Abstracts, Land Records, Lot D, Block 25.

2.0 Historical Background of the Property (cont'd.)

2.2 Lot D, Block 25, Plan 1, 131 Trafalgar Road: Land Ownership, 1834-1913 (cont'd.)

Carson was a successful contractor who, among other projects, had built many of Oakville's summer cottages along the shore of Lake Ontario.¹⁴ He may have intended to build on Block 25 as well, but he appears to have sold off Lot D, at least, without erecting any new structures there. The 1909 assessment roll, compiled in April of that year, does show him resident on Lot D with three other members of his family, but the single house shown on Lot D in the 1910 Fire Insurance Plan (fig. 9), a tiny one-story wood house, is probably the dwelling formerly occupied by the Hares and their tenants. Carson divided the combined property of Lots D and E into two unequal portions as depicted in the 1910 insurance map (fig. 9), the smaller portion containing houses at 297 and 301 Church Street as identified by their addresses of today and the larger portion containing the house at 123 Trafalgar Road as identified by its address of today.

In August 1909, Carson sold the western third of Lot E and a 35-foot strip along the northern edge of Lot D to John William Lyon, a farmer in Trafalgar Township.¹⁵ The remainder of Lot D, measuring 69 feet, 4 inches along Church Street and 104 feet, 4 inches, along Dundas Street (now Trafalgar Road), he sold for \$700.00 to William G. Richardson, variously described in existing documents as an Oakville merchant, a teamster, a tanner, and a clerk.¹⁶ Assessment rolls for 1910, 1911, 1912, and 1913 show Richardson in residence there, with a family of three and, later, of four.

In 1911, Lyon sold the northern 15 feet of Lot D along with his holdings on Lot E to James Bulman Blakelock and John Thomas Parnaby.¹⁷ The southern 15 feet of his (northerly portion of) Lot D land he sold to Allan Ashley Busby and Thomas Aston Blakelock on July 19, 1913, when Busby and Blakelock also bought the southern two-thirds of Lot D from Richardson.¹⁸ At this time then, July 1913, the Blakelock brothers would have had interests, through various partnerships, in all of Lot D and the eastern portion of Lot E. From this point forward, the history of the house at 131 Trafalgar Road begins as described in subsection 3.1.

¹⁴ Ahern, p. 21.

¹⁵ Land Records, Lot D, Block 25: instr. 256.

¹⁶ Land Records, Lot D, Block 25: instr. 5467; Oakville assessment rolls, 1910-1914.

¹⁷ Land Records, Lot D, Block 25: instr. 4665.

¹⁸ Land Records, Lot D, Block 25: instr. 5457.

2.0 Historical Background of the Property (cont'd.)

2.3 Blakelock & Busby Associations with the Property

James Bulman Blakelock and Thomas Aston Blakelock, brothers, were from Yorkshire, England, and had arrived in Oakville early in the twentieth century. They began work as carpenters, builders, and contractors, and eventually established themselves in the lumber trade as the Blakelock Brothers Lumber Company.¹⁹ *Might's Directory* for Oakville from 1958 to 1965 listed Blakelock Brothers Lumber & Building Supplies in Block 25 at 300 Randall Street.²⁰ Thomas A. Blakelock was active in civic as well as business affairs in Oakville, serving as Town Councillor, Deputy Reeve, Reeve, and Mayor of Oakville, Warden of Halton County, and MPP (from 1929-1944). John Thomas Parnaby, who was partnered with the Blakelocks on some of the land purchases, was the brother of Isabelle Parnaby Blakelock, wife of Thomas Aston.²¹

Thomas Blakelock came to Canada in 1906 at the height of the "Laurier Boom", a year after the creation of the new provinces of Alberta and Saskatchewan. He had served a five-year apprentice as a carpenter in Yorkshire, England, but at first had difficulty finding employment in his skilled trade in Toronto. After working for a season on the farm of Edward Savage in Trafalgar Township, he got work with the Oakville builder, Charles Edward Carson.²² Thomas was encouraged to work as a builder by this contractor, Charles Carson, who appears to have mentored Thomas in the construction contracting business as evidenced by the involvement of both individuals in the succession of purchasing/selling of some of the lots in Block 25. Around 1909, Thomas returned to England to marry Isabel Ann Parnaby, and returned to Canada with his new wife. He also persuaded his own brother, James Bulman Blakelock, another trained carpenter, and Isabel's brother, John Thomas Parnaby, to emigrate to Canada and join him as builders in Oakville.

Together with his brother James, Thomas established a contracting firm in 1913 that was buying building lots or simply acting as the construction contractor for new houses. Their operations began on Block 25, and their early real estate transactions there demonstrate a complex process of acquiring land (often with other partners), building houses, and selling the developed property. In 1911, James and his brother-in-law John Thomas Parnaby purchased the property at 293 Church Street; two years later Thomas Blakelock assumed Parnaby's share.²³ Assessment rolls and the 1911 census report suggest that while the house (at 293 Church Street) was under construction, the entire family resided at 301 Church Street, in a house owned by Thomas Blakelock. The house at 293 Church Street continued to be jointly owned by Thomas and James prior to James's death in 1938; after that, James's share was assumed by his wife and then by his children. The house nevertheless served mainly as the home of the Thomas Blakelock family, while James's family resided in a house next door, at 123 Trafalgar Road, owned exclusively by the Thomas Blakelock family. In 1948, the *Oakville Record Star* estimated that the firm had built "more than three hundred houses in and around Oakville, in addition to other buildings." In 1917 and 1923, the brothers bought the property at the north-east corner of this Block 25 to set up a lumber yard and planing mill. The Blakelock Lumber and Building Supplies, closed in the mid-1960s, the buildings were demolished in 1968 and the property (at what was 300 Randall Street) was sold in 1974.

¹⁹ Ahern, pp. 38, 65, 69; *Oakville Beaver*, 2007, 13, 15.

²⁰ *Might's Oakville*, 1958, 1960, 1962, 1965.

²¹ *Oakville Beaver*, 2007, p.15. See also Canada Census 1911:

<http://automatedgenealogy.com/census11/View.jsp?id=80187&highlight=32>.

²² "Personalities", *Oakville Record Star*, 1948. Clipping in the files of the Oakville Historical Society, 73.165.10D. (No date.)

Many later accounts of Blakelock's life rely on this one, but it is not accurate in all respects. For instance, it cites James Blakelock joining Thomas in Canada in 1913, yet James is enumerated with Thomas' family in the 1911 federal census.

²³ Bargain & Sale, instr. 4665 8 June 1911, reg. 10 June 1911; Bargain & Sale, instr. 5633 2 Dec. 1913, reg. 15 Apr. 1914.

2.0 Historical Background of the Property (cont'd.)

2.3 Blakelock & Busby Associations with the Property (cont'd.)

Thomas A. Blakelock entered town politics as a councillor, served as deputy-reeve, reeve, and warden of Halton County, and was elected Mayor of Oakville in 1929, for a one-year term. That same year he won the Liberal nomination for Halton and was elected to the Ontario Legislature, serving in opposition and then on the government side from 1929 until his defeat in 1943. Blakelock, a fiscal conservative, advocated for a minimum wage and unemployment insurance and was a promoter of Oakville's business growth. He was active in civic affairs after leaving politics, serving on the town's parks board, in the scouting movement, local sports organizations, and as chair of the building committee of Oakville and Trafalgar Township's new high school, officially opened in 1958 and named the Thomas A. Blakelock High School in recognition of his community service.²⁴

Allan Busby was the son of William Busby, a prominent Oakville merchant with premises at 191-195 Lakeshore Road East, and worked with his father in the family's wide-ranging business at the time of his involvement with the house on Trafalgar Street. The following description of the Busby business appeared in *Picturesque Canada*, published in 1904:

*The jewellery line, too, is well represented by W. Busby, who has been in business since 1881, and a resident since 1862. Besides a very fine assortment of jewellery, watches, etc., Mr. Busby keeps a full supply of stationery, and has a unique display of cut glass and fine china. In these various branches, always well-stocked, a considerable trade is done every year, especially in watch adjusting, which is a feature of the business; only the best skill is employed. Here also is the central office of the Bell Telephone Company of whom Mr. Busby is local manager.*²⁵

By 1913, Allan Busby had taken over as manager of the telephone operations. Busby lived in the house at 131 Trafalgar Road until 1915, when he and his wife Mabel sold the property to George Leslie.²⁶ According to a directory published in 1932, Allan Busby was then working as a wrecker.²⁷ Busby's role in the property transactions and house for 131 Trafalgar Road appears to be as the lot purchaser to become the eventual homeowner.

²⁴ *Oakville Beaver*, 2007: 13, 15; Halton District School Board website.

²⁵ Quoted in Peacock, David & Suzanne, *Old Oakville*, p. 116.

²⁶ Land Records, Lot D, Block 25: instrs. 5457, 5469, 5956.

²⁷ Orsend, John, *Town of Oakville Directory and Guide Book*.

3.0 Built Heritage Aspects

3.1 The House at 131 Trafalgar Road: 1913-1915

It was Busby and Blakelock who created the three separate lots on which the houses now at 123, 127, and 131 Trafalgar Road are situated (fig. 11). On September 18, 1913, just two months after they had jointly purchased most of Lot D, Blakelock sold Busby his share of the northerly 35 feet, where the subject house is located, and Busby sold Blakelock his rights to the middle 35 feet of the lot.²⁸ By October 1913, when the 1910 Fire Insurance Plan was revised, the subject house was already in place on the northernmost plot (fig. 10). Busby sold his share of the southern 34 feet, 4 inches to Blakelock in 1914.²⁹

If there was no house on the northern part of Lot D when Busby and Blakelock bought the property, the house was constructed remarkably quickly within the next three months. Available evidence would seem to support this conclusion. Assessment rolls show that only Richardson and his family lived on Lot D prior to 1913, and assessments for Richardson's property there varied from \$450 to \$750 between 1910 and 1913, while in 1914, Busby's northernmost section of the lot was assessed at \$2600. In *Oakville: A Small Town, 1900-1930*, Francis Ahern claimed that all three houses on the northeast corner of Church Street and Trafalgar Road were constructed by the Blakelock brothers,³⁰ and it seems unlikely that Thomas Blakelock would have initiated construction before the land was severed into lots. It is worth noting, however, that in all of the 1913 and 1914 sales of parts of Lot D, including all transactions involving Richardson, Busby, Blakelock, and Lyon, property parcels sold for only \$1.00.³¹

These transactions seem part of a larger web of trades and agreements that are not recorded in the land records but it is inconceivable that work on the subject house could have begun prior to Blakelock's part ownership of the property. It was undoubtedly built in 1913 and probably by Blakelock before Allan Busby took up residence in the house. The property transactions between Blakelock and Busby can best be described as a house-builder and purchaser arrangement. In this house-building transaction, the residence at 131 Trafalgar Road would have been built for Allan Busby, who was the owner of the lot, by the Blakelocks as the builder. The design of this house would have typically been based on a pattern-book model but, more importantly, would have been under the direction of Busby who was to be the homeowner. This would have been the common contractor-client relationship that typically operates today in which the Blakelocks act as the builder fulfilling the client-owner's design preferences. This builder role of the Blakelocks is reinforced by their purchase of the building lots created by Charles Carson under whom they were mentored in the construction contracting business. So the house's design, style and composition would have been determined by Busby as much as or more than the Blakelocks. The Blakelock brothers are associated with this house as builders, not designers, in the same way as they constructed numerous other houses in Oakville.

²⁸ Land Records, Lot D, Block 25: instrs. 5468, 5469.

²⁹ Land Records, Lot D, Block 25: instr. 6102, 11 January 1914, reg. 24 February 1918.

³⁰ Ahern, p. 65.

³¹ Abstracts, Land Records, Lot D, Block 25; instrs. 5657, 5468, 5469, 6102.

3.0 Built Heritage Aspects (cont'd.)

3.2 The Bungalow Style and the House at 131 Trafalgar Road

“Bungalow” is the term that appears to most aptly describe the style of the house at 131 Trafalgar Road as it is used in the Heritage Designation (ref. ‘p’). But the label is sufficiently imprecise to be overlooked by many architectural historians and used in varying ways by others, who include buildings that may be placed under the “bungalow” umbrella in the categories of “Arts and Crafts” or “Craftsman” (ref. ‘g’ & ‘h’). When used, the word “bungalow” signifies a number of kinds of houses. Broadly used in the United States to describe “any one-storey dwelling built for seasonal or temporary use,” (ref. ‘e’) the term has come to be applied to various kind of year-round houses, usually built between 1900 and 1945, that usually have in common a single storey with a shallow roof that covers broad and often numerous porches. Dormers of various shapes often provided light to the shallow attic space.

Influenced by the Arts and Crafts movement as it took shape in southern California, the bungalow generally eschewed traditional ornament but luxuriated in effects that called attention to the methods of building, such as exposed purlins, and natural materials (e.g. brick, wood, stone). Although it has been somewhat altered, the house at 343 Palmer Avenue in Oakville (fig. 12), which appears on the Fire Insurance Plan revised to 1913, exemplifies a typical bungalow: it displays the characteristic shallow roof over a one-storey structure and its attendant porches and thick porch posts made entirely of brick, without any reference to classical columns. One type of bungalow was a long, narrow house, with deep side gables (fig. 13). A somewhat deceptive variation of this type allowed for a nearly full second storey, hidden beneath the steeply sloping roof of the front façade. This variation was extremely popular in a plethora of mail order magazines that sent plans and, like Sears Catalogue, all required building materials to be order by the clients who bought their products.

The house at 131 Trafalgar Road represents a multi-storey variation. Its steep roof allows for nearly three storeys and extended over the full-width front porch, and it is broken by a long shed-roofed dormer in both the front and back (fig. 14). A relatively early example of the style in Ontario, this house shared the pressed brick and classical columns of its Edwardian peers, but the columns were set on tall brick bases (fig. 15) and the dormers sided with wood shingles of a sort that probably also covered the original roof (fig. 16). The bricks are uncharacteristically smooth and the cement block foundation has a rusticated finish (fig. 17).

The stylistic problem with this house is its omission of key features intrinsic to the Bungalow Style home. The *Ontario Architecture Website* (ref. ‘i’) is referenced in the Heritage Designation Brief (ref. ‘r’) to classify this building’s style but the principal attribute of Bungalow houses are their “one or one-and-a-half storey” height with “broad, low-pitched roofs” which form a “long, low, ground-hugging profile.” The subject house, on the contrary, is three storeys which makes it the same height as the adjacent three-storey Edwardian houses (fig. 15). A more specialized monograph on this residential architecture, *Bungalow Details: Exterior* (ref. ‘j’), defines in its first chapter, “What is a Bungalow?”, this style as “one- or one-and-a-half storey house of simple design expressed structure, built from natural or local materials, with a low-slope roof, overhanging eaves, and a porch, built during the Arts and Crafts period in America (approximately 1900-1930).” This specialty book about the bungalow type rejects houses from this style classification which are “disqualified by virtue of being two stories tall.” Other attributes of the Bungalow Style are missing from this house due to later alterations.

3.0 Built Heritage Aspects (cont'd.)

3.3 Existing Conditions of the House

The evaluation of the subject building must take into account its current conditions which compromise its built-form integrity. The building has undergone considerable alterations which are acknowledged in the staff report about the proposed designation (ref. 'r'):

The house was altered in the 1970s with the conversion to a retail office use; however, many historic elements remain including the brick cladding, overall form, and window openings...It has been subject to a number of alterations, the most significant of which are the infilling of the façade and replacement of the historical windows. These are reversible changes and do not significantly detract from the overall contribution that the building makes to the streetscape.

The Town staff understates the extent of the building's alterations by claiming that they are "reversible changes".

On the contrary, the house has been significantly altered. Most original windows have been replaced and the front porch has been enclosed with the original front wall altered considerably by different and larger full-height openings (fig. 18) that are inappropriate for its early twentieth century period. The enclosure of the porch results in the loss of the porch columns and, most seriously, in the losses of the front doors, windows, and their surrounds. These are extremely important components of the front façade which were removed and, as a result, compromise the architectural integrity of the building. The porch is a defining feature of the Bungalow Style which is intended to extend into "ample, exterior space surrounding the building" and exhibit the associated "exposed structural framing" (ref. 'i') all of which has been removed due to the alterations to the building front.

Inside, the house has been entirely gutted. Only the casing surrounds of the front dormer windows (fig. 19), the third-floor baseboard and window casings (figs. 20), and a side door (fig. 21) remain of the original interior elements. In the basement, the base of a former brick chimney, containing a door for emptying an ash chute, attests to the former existence of a central hearth (fig. 22). A central chimney is an important component of an Arts and Crafts home or a Bungalow which has been removed from all of the floors of the former house.

4.0 Changing Context of the Area

4.1 The Temperance Hall on Block 25

Following George Chisholm's inheritance and immediate sale of Lot A on Block 25, a Temperance Hall was constructed there as identified on the 1910 Fire Insurance Map (fig. 9). Built in 1843 by Justus Williams and Thomas Leach, the Oakville Temperance Hall was reportedly the first such hall in the Province,³² Something of the tension between the imbibers and the teetotalers in the town can be deduced from the attack on the building on June 13, 1843: through broken windows, a crowd headed by a tavern keeper and a church warden aimed broken glass and "chips" at the assembled advocates for temperance.³³

A handsome frame building (fig. 23), the Temperance Hall provided quarters for Trafalgar Township's first council meeting, for Methodist and occasionally Presbyterian services, and for the Oakville Agricultural Association's exhibitions. Eventually, somewhat altered, the building housed the local Salvation Army headquarters³⁴ (fig. 24) as can be seen in the 1967 Fire Insurance Map (fig. 11). In 1957, the hall was recorded as the oldest building in Oakville.³⁵ It was demolished sometime in the 1960s, although its presence on the 1967 insurance plan may simply reflect the practice of recycling these maps from year to year by the Canadian Underwriters Association.

4.2 The House at 131 Trafalgar Road after 1915

The property at 131 Trafalgar Road has passed through the hands of six owners since 1915. It was owned and occupied by George Leslie, a butcher, from 1915 to 1922.³⁶ In 1922, it was purchased by James Russell Atkinson, a telegraph operator, who lived there with his wife, Gwendoline, for a decade.³⁷

In 1932, Atkinson sold the property to Otto W. Caven, then an undertaker who apparently resided at his funeral house at 13 Navy Street and used the subject house for rental income. His tenants in the mid-thirties were O.H. Nickel, a teacher, and his wife. Atkinson retained the property after he retired to the Village of Alton, Ontario, and it was sold by his executors after his death and that of his wife in 1957 and 1958 respectively. In 1958, just before the house was sold, the tenant was George C. Kenzie, an accountant at the Toronto-Dominion Bank.³⁸

The Temperance Hall just north of the subject house had been in use as the Salvation Army Citadel since 1952.³⁹ In 1959, the house was bought by the Governing Council of the Salvation Army, Canada East, as home for the presiding officer of the Citadel. Clifford Williams was resident there in the early 1960s and Captain Edwin Gurney in 1965.⁴⁰ In 1969, both the Hall/Citadel and the property at 131 Trafalgar Road were sold to Tim Donut Limited.⁴¹

³² Mathews, p. 77-8.

³³ McKeon, p. 53.

³⁴ Ibid, pp. 294, 266, 270, 312.

³⁵ Young, p. 33.

³⁶ Land Records, Lot D, Block 25: insts. 5956, 8209.

³⁷ Land Records, Lot D, Block 25: insts. 8209, 11276.

³⁸ Land Records, Lot D, Block 25: insts. 11276, 97918; Oakville assessment rolls, 1933, 1934; *Might's Directory*, 1958.

³⁹ Abstracts, Land Records, Lot A, Block 25; Salvation Army Website; Oakville *Daily Journal Record*, 29 April, 1971.

⁴⁰ Abstracts, Land Records, Lot D, Block 25; *Might's Directories*, 1960, 1962, 1965; Oakville *Daily Journal Record*, 6 November 1965.

⁴¹ Abstracts, Land Records, Lot D, Block 25.

4.0 Changing Context of the Area (cont'd.)

4.2 The House at 131 Trafalgar Road after 1915 (cont'd.)

The purchase by Tim Donut signalled a change in the house's use from residential to commercial. In the early 1970s, Tim's apparently used the house as offices. In 1975, it was rented to W. J. Mc Cormick and Associates, barristers and solicitors. Between 1981 and 1991, it housed Jolanta Interiors Ltd. For a period after 1991, it was used to house the office for this Tim Hortons Donuts store.⁴² Its most recent occupants were a sports shop, The Merchant of Tennis, and David Horwood Ltd., land surveyors. Now unoccupied, the property is owned by First Rose Development.⁴³

4.3 Changing Built Context of Block 25

Until the late nineteenth century, Block 25 itself was nearly rural, with only two houses, at the northeast and southwest corners of the block, and with the Temperance Hall on the northwest corner. A number of industrial sites existed on its borders, however. Immediately to the north, on the northeast corner of Randall and Dundas Streets, Jacob Barnes established his factory for producing well pumps and stumping machines in 1869. It later became the Excelsior Carriage Works and a Steam Cabinet Shop. In 1879, William Carson established the Carson & Son Planing Mill on this site, a business that stayed in operation until the 1950s. The Forman Inn, established by John Forman in 1833 on the southwest corner of the Randall and Dundas Streets intersection (fig. 25), became a blacksmith shop in the 1850s. At around the same time, William Whitaker's Wagon Works began operations along Dundas Street/Trafalgar Road south of Church Street.⁴⁴ Around 1920, this complex of industrial sites was joined by the Blakelock Brothers lumber yard and planing mill on Lots B and C of Block 25, an enterprise that was shut down and then demolished in the 1960s.⁴⁵

Residential intensification of Block 25 took place largely between 1885 and 1915. Four wooden houses with brick facades were erected on Lot F by the late 1880s.⁴⁶ The 1913 revision of the 1910 Fire Insurance Plan shows three more houses along Church Street as well as the subject house on Dundas Street (fig. 10). The houses just south of the subject property and a house facing Randall Street on Lot B were built in the immediately succeeding years (fig. 11). Most of these houses were occupied by artisans and small businessmen. During the last half of the twentieth century, many of these residences came to house commercial enterprises.⁴⁷

Block 25 is obviously now engaged in considerable transformation and new redevelopment. The Temperance Hall, the Blakelock Lumber Yard, and the oldest houses on the block were demolished in the 1960s. Houses at 305 and 309 Church Street were demolished in 1988 to make way for new mixed-use buildings and parking areas, and the house at 301 Church Street, formerly owned and inhabited by Thomas Blakelock, has been demolished within the last two years. As noted above, a Tim Horton's doughnut shop sits where the Temperance Hall was formerly located, and a small commercial block occupies part of the site of the Blakelock lumberyard, but much of the block is presently covered with parking lots.

⁴² *Might's Directories*, 1971, 1973, 1975; *Might's Suburban Metro Toronto Criss Cross Directories*, 1881 ff.; also information provided by Henry Svazas, former Senior Vice Pres. Development and Strategic Development of Tim Hortons.

⁴³ Halton County Registry Office, PIN# 24812-0010.

⁴⁴ Chisholm, George F., "Historical Walk of Trafalgar Road."

⁴⁵ Land Records, Lot B, Block 25: instr. 6594, 23 November 1917, reg. 3 December 1917; Oakville assessment roll, 1925.

⁴⁶ Assessment rolls 1887, 1888, 1889

⁴⁷ See AREA, *293 Church Street and 296 Randall Street, Oakville, Heritage Impact Assessment*, May 15, 2009.

5.0 Heritage Assessment of 131 Trafalgar Road

5.1 Oakville Heritage Evaluation Criteria

The evaluation system used by the Town heritage staff and the HOC to grade potential heritage buildings was updated in a Planning Services Report of January 21, 2009, "Evaluation of Heritage Resources" (ref. 's'), addressed to and approved by Town Council on February 23, 2009. The Town's evaluation system, as the accompanying staff report acknowledges, was based on a broader and over-riding set of provincial criteria established in Ontario Regulation 9/06 under the OHA (Criteria for Determining Cultural Heritage Value) passed in January 2006 (ref. 'a'). In the Ministry of Culture's Ontario Heritage Tool Kit, "Heritage Property Evaluation", Section 4: Municipal Criteria, Ontario Regulation 9/06 (ref. 'c') advises that "existing evaluation models may have to be revised to take into account the mandatory criteria set out in the regulation." This set of municipal heritage criteria, therefore, should be utilized to evaluate the subject building. To re-assess the house-form building, both the provincial criteria and the Town grading categories will be reviewed as they correlate with each other on the charts in the following sub-section.

5.2 Evaluation of Existing Property – Design/Physical

OHA Heritage Criteria for Designation <i>- 1. Design/Physical</i>	Oakville Heritage Evaluation Category <i>- Architectural Value</i>	Existing Building Heritage Assessment	Grading - x/max. no.
<i>i. rare, unique, representative or early example of a style, type, expression, material or construction method</i>	<i>1) Style: Fair – If many buildings of the same style survive, it should be a good example.</i>	The original house is compromised by lacking some key attributes of the Bungalow Style such as the original porch & its being 3 storeys. It does not represent a good example of this style of which Oakville contains many other and better-quality bungalows.	F - 10/30
	<i>2) Design: Poor – The building relative to its local area is not well-designed, unique or notable as a result of numerous unsympathetic exterior alterations.</i>	This Bungalow type of house is found not only throughout Oakville but the nearby Trafalgar Road Heritage Conservation District contains a superior example at 343 Palmer Ave., which displays the characteristic shallow roof over a one-storey structure and its attendant porches.	P - 0/20

5.0 Heritage Assessment of 131 Trafalgar Road (cont'd.)

5.2 Evaluation of Existing Property – Design/Physical (cont'd.)

<p><i>ii. high degree of craftsmanship or artistic merit</i></p>	<p>5) <i>Designer/Builder: Good – The...builder was of some importance to the history of the...town</i></p>	<p>The builder, Thomas Blakelock, was well-known for his construction business "success" and for civic/political activities. However this grading warrants some limitation since Blakelock would not have been a "designer" or "high-end" builder. As a contractor, he would instead have copied a plan book design, very much determined by the purchaser-owner, Busby.</p>	<p>G - 7/10</p>
	<p>6) <i>Interior Elements: Poor – Interior elements are unremarkable...the character has been destroyed</i></p>	<p>The building interiors, like the exterior, have been altered considerably by a gut renovation due to its change in use from residential to commercial retail and office space.</p>	<p>P - 0/10 (bonus)</p>
<p><i>iii. high degree of technical or scientific achievement</i></p>	<p>3) <i>Architectural Integrity: Fair – Substantial additions and/or numerous alterations have been made, with the basic form and stylistic intentions remaining visible but severely altered.</i></p>	<p>The exterior alterations to the porch and removal of original windows have compromised the technical integrity of the original house.</p>	<p>F - 7/20</p>
	<p>4) <i>Physical Conditions: Fair – The building appears to require a moderate amount of structural repair</i></p>	<p>The existing conditions of the building are adequate for current commercial/retail tenants which are satisfactorily accommodated. However, to restore the original house façade will require considerable restoration work including structural reinforcement to reinstate the porch, front façade and chimney.</p>	<p>F - 7/20</p>
<p>Oakville Heritage Scoring Architectural Sub-total</p>			<p>31/100</p>

5.0 Heritage Assessment of 131 Trafalgar Road (cont'd.)

5.2 Evaluation of Existing Property – Historical/Associative

OHA Heritage Criteria for Designation <i>- 2. Historical/Associative</i>	Oakville Heritage Evaluation Category <i>- Historical Value</i>	Existing Building Heritage Assessment	Grading - x/max. no.
<i>i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community</i>	<i>3) Events: Fair – A single event, such as the laying of a cornerstone by a prominent figure...or events which are human interest stories of no real consequence</i>	This property is not directly associated with a single event of local, regional or national significance. The association with the Blakelocks does not constitute a singular significant event particularly in light of this family having built the house for another purchaser-owner (Busby). This lack of any significant event results in a grading either as "poor" or at the low end of "fair"; the latter has been chosen here to be generous.	F - 5/15
	<i>4) Persons or Groups: Fair – The person or entity was reasonably important, with identifiable ties to the building, but is not necessarily significant</i>	The association with Thomas Blakelock, the holder of several political positions including Mayor of Oakville, is not exclusive to this house since it was built by him but not occupied by his family.	F - 5/15

5.0 Heritage Assessment of 131 Trafalgar Road (cont'd.)

5.2 Evaluation of Existing Property – Historical/Associative (cont'd.)

<p><i>ii. yields information that contributes to an understanding of a community or culture</i></p>	<p><i>1) Trend/Pattern/Theme: Fair – The building can be linked in the most general way to a broad trend, pattern or theme (usually by date of construction)</i></p>	<p>This building represents the general development pattern of this historic centre of Oakville. This property embodies the transition of the immediate downtown area from a residential to a commercial district. This urbanization trend has not been particularly successful by the evidence of the unsympathetic alterations and numerous vacant lots and, in fact, is still in progress as represented by the subject project.</p>	<p>F - 14/40</p>
	<p><i>5) Archaeol. Resources: Fair – A potential archaeological site of unknown importance is suspected</i></p>	<p>The soil around the building has been extensively disturbed by its paving for parking so that it can provide few archaeological artifacts of any value. However an archaeological (Stage 1) assessment has been requested by the Town and will be prepared.</p>	<p>F - 3/10 (bonus)</p>

5.0 Heritage Assessment of 131 Trafalgar Road (cont'd.)

5.2 Evaluation of Existing Property – Historical/Associative (cont'd.)

<p><i>iii. demonstrates the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community</i></p>	<p>2) <i>Construction Date: Good – 1882-1929, Industrial Development, WWI, 1920s. This criterion ensures that older structures which cannot be linked to a specific trend are not completely overlooked</i></p>	<p>The construction year of c. 1913 for the original house helps to establish that the builder was a well-known local contractor and civic politician, Thomas Blakelock. The allocation of the “good” grading becomes automatic by the evaluation system. This grading is somewhat debatable since the original construction from this period is only partially exposed having been covered or removed with later alterations. But the ‘G’ grade has been nevertheless upheld to provide the most generous evaluation.</p>	<p>G - 20/30</p>
	<p>6) <i>Historic Grouping: Fair – The grouping reasonably illustrates a trend or pattern of some note</i></p>	<p>The original builder, Thomas Blakelock, appears to have built this house as well as the two other adjacent houses on (nos. 123 & 127) Trafalgar Road which were built later since they are not shown on the 1913 insurance map. This grouping of house structures was identified as a significant attribute in the designation notice. However, the pair of houses to the south have a distinctly different style, Edwardian, and do not form a stylistic trio with the subject building. But the proposed “fair” grading is selected to provide the most generous evaluation.</p>	<p>F - 3/10 (bonus)</p>
<p>Oakville Heritage Scoring Historical Sub-total</p>			<p>50/100</p>

5.0 Heritage Assessment of 131 Trafalgar Road (cont'd.)

5.2 Evaluation of Existing Property – Contextual

OHA Heritage Criteria for Designation - 3. Contextual	Oakville Heritage Evaluation Category - Contextual Value	Existing Building Heritage Assessment	Grading - x/max. no.
<i>i. defining, maintaining or supporting the character of an area</i>	<i>1) Design Compatibility: Good – The building, in conjunction with surrounding landscape features or adjacent building, contributes to the area’s distinctiveness</i>	The supporting older buildings to the south of the subject property provide some distinctiveness. However, to its north the Tim Horton’s Donut shop with its asphalt paving undermines the streetscape which needs a more urban defining building face onto the street. But the proposed “G” grade is selected to provide the most generous evaluation.	G - 27/40
<i>ii. physically, functionally, visually or historically linked to its surroundings</i>	<i>2) Community Context: Fair – The building has limited historical associations with the neighbourhood, but this association may not be as a result of the building being a public use building, rather the associations may be strictly as a result of age which establishes some limited symbolic significance to the community’s identity as a historical residence or commercial establishment.</i>	This building’s origins as a residence within a grouping of houses has become less contextually relevant as the immediate surroundings have evolved into a commercial district. This evolution in the area’s use is manifested in both the alterations and some demolition (one quite recently) of the former residences on this block. This building’s origins as a family residence had a limited association with the community’s identity as compared to a public building. The building’s age alone imparts its minor contextual significance.	F - 7/20

5.0 Heritage Assessment of 131 Trafalgar Road (cont'd.)

5.2 Evaluation of Existing Property – Contextual (cont'd.)

<p><i>iii. a landmark</i></p>	<p>3) <i>Landmark Status: Poor – The building is not very visible and is not used as a reference point</i></p>	<p>This block of Trafalgar Road is dominated between the intersections by the Tim Hortons at the south-east corner of the intersection with Randall Street. This suburban type coffee shop is the prominent (though non-historical) landmark on this frontage and certainly overshadows the subject building which is inconspicuous in the middle of the block.</p>	<p>P - 0/20</p>
	<p>4) <i>Site Fair – The original site elements have been altered substantially</i></p>	<p>The property containing and adjacent to the building has been stripped of any of its original landscaping and paved with asphalt. The pavement around the Tim Hortons extends into the large parking areas behind and in front of the converted house structures facing Trafalgar Road such that the wide undefined surface separates the formerly neighbouring houses instead of grouping them together. The original landscaping fronting onto the street would be essential to provide a contextually compatible setting which would support an appropriate streetscape.</p>	<p>F - 7/20</p>
<p>Oakville Heritage Scoring Contextual Sub-total</p>			<p>41/100</p>

5.0 Heritage Assessment of 131 Trafalgar Road (cont'd.)

5.3 Scoring of the Heritage Value of Existing Property

The Town’s scoring procedure assigns a weighting to each of the major criteria categories (architectural, historical and contextual) described above. This percentage weighting of the three categories depends on the location in the Town of the prospective heritage property between two different types of settings of either “Rural” or “Urban”. Based on the Urban location of the subject property the weighting of the category sub-total scores generates as total heritage evaluation score as calculated below:

Oakville Heritage Evaluation Category	Scoring Factor for Urban Properties	Adjusted Score
Architectural Sub-total	31 x 20% =	6.20
Historical Sub-total	50 x 35% =	17.50
Contextual Sub-total	41 x 45% =	18.45
Total Heritage Evaluation Score 131 Trafalgar Road		42.15

The scoring classifications of the new heritage evaluation system approved by the Town are in three groups identified in their order of significance as follows:

Scoring Group	Point Score	Significance
Group 1	70-100	Of major significance and importance, worthy of designation
Group 2	45-69	Significant, worthy of preservation
Group 3	44 or less	Moderately significant, worthy of documentation and preservation as part of an historic grouping

Of these three rating categories, only Group 1 indicates a heritage value sufficient for designation under the OHA. As a general comment on these Scoring Groups, the lowest point score appears to still result in a heritage significance that warrants preservation. A contemporary non-heritage structure which would be incompatible and unsympathetic within a heritage context would nevertheless generate even the lowest score such that it should be preserved as a Group 3 building.

5.0 Heritage Assessment of 131 Trafalgar Road (cont'd.)

5.3 Scoring of the Heritage Value of Existing Property (cont'd.)

The subject building on the development site, identified by the Town for designation under the OHA, has now been evaluated according to the Town’s heritage criteria in the previous section with its total score resulting in the following classifications:

Property Address	Point Score	Scoring Group
131 Trafalgar Road	42.15	Group 3

These evaluation results indicate that this building does not possess sufficient heritage attributes to achieve a Group 1 significance, the only category which would merit a recommendation of historical designation.

The above-noted heritage evaluation score indicates that 131 Trafalgar Road is not worthy of designation under the OHA. The Town’s report on the ‘Evaluation of Heritage Resources’ (ref. ‘s’) describes the policies and procedures associated with the Group 3 heritage classification as follows:

- *The designation of the building pursuant to the Ontario Heritage Act may be supported with an approved restoration plan, but would not necessarily be initiated by the Town unless as part of an historic grouping such as an intact heritage streetscape.*
- *Retention of the building on the site is supported, particularly if part of an historic streetscape.*
- *If the building is to be demolished, a photographic record, measured drawings and/or salvage of significant architectural elements may be required.*

This Scoring Group 3 is worthy of preservation but, unlike Group 1, not necessarily of designation. For a Group 3 building, retention will be “supported” but not required, and only if it is part of an historic streetscape. This is an important distinction from the Group 1 policy (ref. ‘s’) which is more directive mandating that “designation...pursuant to the *Ontario Heritage Act* will be pursued.”

6.0 Recommendations for Heritage Compatibility in the Development

6.1 Heritage Attributes of the Trafalgar Road Streetscape

The structure at 131 Trafalgar Road may have some heritage value but not sufficient to be governed by the OHA. In fact, its heritage evaluation under sub-section 5.2 identifies several evaluation categories, at least four, in which the scoring was allocated "generously". In any of these contentious heritage categories, the grading level could easily be assigned so that the total evaluation score would fall even lower in Group 3, say to a scoring number in the 30s. But no matter whether the building has a grading in the low or high Group 3, the structure at 131 Trafalgar Road does not achieve a heritage score to merit designation under the OHA.

The subject building is not part of an historic grouping such as a heritage streetscape, which would present the only circumstances that a Group 3 building should be retained. The existing street frontage on this block of Trafalgar Road does not constitute an historic grouping such as an "intact" heritage streetscape because of

- the removal of any distinctive landscape setting;
- the stylistic difference between the house forms at 131 Trafalgar Road, a bungalow-derivative, as distinct from its two southerly neighbours at 123 and 127 Trafalgar Road which are Edwardian; and
- the prominent suburban appearance of the Tim Hortons retail strip plaza building surrounded by asphalt parking.

Nevertheless, it is this report's estimation that the Trafalgar Road frontage does have some heritage streetscape value from its entire breadth in the downtown and that the new development should be compatible with this streetscape.

6.2 Policies Governing Heritage Planning

As the new development should not be governed by the OHA, it has more flexibility in how to mitigate and respond compatibly to the heritage character of the downtown area based on planning policies instead of heritage legislation. The façade designs of the development should be governed under the various provisions of the Planning Act which address a heritage context. That planning regulations can "take over" where the heritage legislation "leaves off" is elaborated in InfoSheet #1 'Built Heritage Resources' issued in 2006 as part of the Ontario Heritage Tool Kit (ref. 'c'): "The Planning Act allows municipalities and approval authorities..., through their Official Plan and other planning policy documents, to identify, protect, use and/or manage *significant built heritage resources* within its jurisdiction." If the historic house structures on this block – both listed and designated – are to be addressed by the new development in some manner, then the façade design should be regulated by planning legislation.

The strong streetscape "anchor" for this block of Trafalgar Road results from the urban design attributes of the two historic listed buildings at the corner of Church Street (fig. 26). The treatment of the Trafalgar Road façade of the new development can be governed under several planning policy documents which are listed in the Ministry of Culture's *Strengthening Ontario's Heritage* as sub-titles under the section describing heritage controls of 'The Planning Act':

6.0 Recommendations for Heritage Compatibility in the Development (cont'd.)

6.2 Policies Governing Heritage Planning (cont'd.)

- Provincial Policy Statement,
- Official Plans,
- Zoning By-laws,
- Interim Control,
- Community Improvement,
- Development Applications.

All of these categories of regulations supported by and including the Planning Act itself provide controls, other than the OHA, which can govern the façades of the new development. These planning tools are the appropriate regulatory framework to balance the (non-statutory) heritage aspect with other planning issues in the proposed development.

6.3 Mitigation of the Development within the Heritage Context

Heritage-Compatible Design

Of the provincial *OHA Criteria* (ref. 'a') for assessing heritage value, only the contextual attribute is valid for consideration as part of the proposed development. The Designation Notice Statement of Significance (ref. 'p') for the subject property describes the heritage streetscape value of Trafalgar Road: "the historical character of the street...helps to anchor this entrance into the historic downtown." Block 25 contains seven other properties included on the Town's Heritage Register ('Not Designated') which is a heritage status commonly referred to as "listed": 128 and 132 Reynolds Street, 123 and 127 Trafalgar Road (south of the subject site), 297 and 293 Church Street and 296 Randall Street. The latter two properties have been given Notices of Intention to Designate which have been appealed by the applicant to the Conservation Review Board (CRB). These historic house-form buildings are isolated due to the preponderance of parking lots throughout the block. In the opinion of the authors of this report, not all of the listed properties in the block warrant designation including the subject property, 293 Church Street and 296 Randall Street⁴⁸, the latter two being the subject of the CRB appeals. Despite the compromised and/or low heritage value of the listed buildings on the block, the proposed new development has an opportunity to support the dispersed and diffuse heritage character of the surrounding area.

At the same time, however, the new development must acknowledge and integrate with the intensification and commercialization which is occurring in the downtown core currently and over the last few decades. As indicated in sub-section 4.3 'Changing Built Context of Block 25', this block is obviously now engaged in considerable redevelopment and transformation. To the east of the subject property is an assembly of four lots including the aforementioned 293 Church Street and 296 Randall Street together with a one-storey commercial structure at 300 Randall Street and a vacant lot at 312 Randall Street at the corner of Reynolds Street. A mixed-use development, ranging in height from 3 to 6 storeys, is proposed for this land assembly to the east of the subject site for which an OPA/ZBA application has been submitted.

⁴⁸ See AREA, 293 Church St. / 296 Randall St., HIA.

6.0 Recommendations for Heritage Compatibility in the Development (cont'd.)

6.3 Mitigation of the Development within the Heritage Block (cont'd.)

Immediately surrounding the block one can see the effects of recent Town policy intent on encouraging sympathetic new development. To the south of this block at 284-308 Church Street, for example, is a 4-storey municipal parking structure with a facade to mimic a series of 2-storey dwellings (fig. 27). To the east are a number of high rise apartment buildings erected in recent decades:

- 7-storey Shoreacre Arms and Commodore Apartments, at 105 & 135 Allan St. (figs. 28 & 29);
- 8-storey unnamed apartment block at 150 Allan St. (fig. 30); and
- 12-storey Allan Court Apartments at 121 Allan St. (fig. 31).

The proposed redevelopment of this site therefore represents a transition between the low-rise historic structures dispersed on this block and the higher-density buildings to the south and east of Block 25.

As the project design proceeds through the subsequent approval processes, the detailed design should elaborate on several design features for the development which support the area's heritage attributes. Several architectural features of the proposed building design relate to and reinforce the historic building styles in the area and should be further articulated at the Site Plan Approval stage including

- colonnaded ground floor façade along both Trafalgar Road and Randall Street using a column-and-arch motif;
- detailing of its lower storeys with allusions to local historical architecture;
- the use of more explicitly classical moldings on the lower cornices;
- the treatment of the front entranceway to incorporate and repeat the traditional architecture of the street, possibly including awnings, classical-style columns, large storefront type glazing, etc.;
- a traditional style for the balcony railings;

and other design strategies. As a recommendation of this report, therefore, these design elements should be developed in the new construction to emulate and integrate with the heritage character of the downtown area.

6.0 Recommendations for Heritage Compatibility in the Development (cont'd.)

6.3 Mitigation of the Development within the Heritage Block (cont'd.)

Commemoration Measures

The historical background of the site has an association with the Blakelock family who were the builders of the house at 131 Trafalgar Road. As Thomas Blakelock was important for his civic and business activities in Oakville, the house itself – which does not constitute exceptional craftsmanship or design – does not represent the appropriate commemoration for this figure. The historical associations of this property related to this notable family could be commemorated in some manner such as

- a historic plaque with text about Thomas Blakelock and his family;
- the name of one of its public/private spaces;
- an interpretive panel in the building's lobby or amenity space about the historical background of this block of Old Oakville; or
- incorporating some historical reference in the front yard landscaping or street boulevard.

Once the appropriate commemoration for this site has been determined from among or combining the options above, the applicant's consultants can work with the Town staff to develop them in detail. This HIA report recommends that a commemorative element be provided to describe the historical associations of this property and the block, particularly related to Thomas Blakelock and his family.

De-designation, Documentation & Demolition

Based on the assessment of historical background and the proposed development for the subject site discussed in the previous sections, this HIA report recommends that the proposed 6-storey mixed-use building is appropriate and does not negatively impact heritage resources. As the project design proceeds through the subsequent approval processes, mitigation strategies for the development, as described above, should be further specified and elaborated which support the area's heritage character.

To implement the new development based on this report's evaluation of 131 Trafalgar Road, it is recommended that the Designation By-law 2010-23 be repealed to allow the demolition of the structure at 131 Trafalgar Road. This report recommends that Council repeal the designation rather than to approve the demolition of a historically-designated property. The "repeal" process is a more prudent course of action to maintain a precedent that Council has not approved a demolition permit for a historically-designated property. Another advantage of de-designation is that heritage staff, the HOC or Council can attach conditions to the demolition permit related to the documentation of the existing house-structure.

Documentation of a historic structure, even in the case of a low evaluation score, is a common condition for approval of its demolition. It is proposed that the historically-designated house be documented in accordance with the Town's policies (ref. 's') related to the Group 3 heritage classification: "If the building is to be demolished, a photographic record, measured drawings and/or salvage of significant architectural elements may be required."

This HIA, with its section '2.0 Historical Background of the Property', provides archival material for reference purposes. The Town should indicate, as a condition of the de-designation, what other building documentation should be submitted. Through documentation, this house can still provide, even after its demolition, beneficial research material for the history of Block 25 in downtown Oakville. The building documentation, as a pre-condition of demolition, can be a valuable cultural heritage record for the Town.

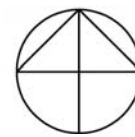
APPENDIX I – FIGURES NOS. 1 to 26

All current photographs are by authors of report unless indicated otherwise.

1. Development Site Context, Town of Oakville GIS Map Excerpt & Annotated
2. Property Survey, 131 & 135 Trafalgar Road, Oakville, 2010
3. 131 Trafalgar Rd., view of west (front) façade
4. 131 Trafalgar Rd., view of north (side) & west (front) façades
5. 131 Trafalgar Rd., view of east (rear) façade
6. 131 Trafalgar Rd., view of south (side) & west (front) façades
7. "Plan of Oakville, October 1835." Watercolour plan by Deputy Surveyor H.J. Castle
8. Map of the Town of Oakville, Township of Trafalgar, Gore District, Registered as Plan 1
9. *Fire Insurance Map*, 1910, Block 25 (numbered 33)
10. *Fire Insurance Map*, 1913 (1910 revised), Block 25 (numbered 33)
11. *Fire Insurance Map*, 1967, Block 25 (numbered 33)
12. 343 Palmer Ave., Oakville, view of south (front) façade of house
13. Greenhouse Manager's House, Longview Farm, Lee's Summit, Missouri, 1924, south & west elevations. From *Classic Old House Plans: Three Centuries of American Domestic Architecture*, by Lawrence Grow, 1978
14. 131 Trafalgar Rd., view of north (side) façade
15. 131 Trafalgar Rd., view of west (front) façade in context with its adjacent Edwardian house structures
16. 131 Trafalgar Rd., view of rear (east) dormer showing original wood shingles
17. 131 Trafalgar Rd., detail view of exterior masonry showing smooth bricks & rusticated cement block
18. 131 Trafalgar Rd., detail view of west (front) façade inside enclosed porch showing alterations
19. 131 Trafalgar Rd., detail view of interior of front (west) dormer windows showing casing
20. 131 Trafalgar Rd., detail view of interior of third floor showing baseboard & window casing
21. 131 Trafalgar Rd., detail view of interior of side (south) door
22. 131 Trafalgar Rd., detail view of basement interior of showing chimney foundation
23. 135 Trafalgar Rd., historical photograph of Temperance Hall, Oakville, 1843
24. 135 Trafalgar Rd., historical photograph of Temperance Hall, occupied by Salvation Army, 1952-1969
25. 140 Trafalgar Rd., view of east (front) façade of the historically-designated building
26. 123 & 127 Trafalgar Rd., view of west (front) façades at the northwest corner of Church St.
27. 284-308 Church St., north (entrance) façade of municipal parking garage, 2 storeys
28. Shoreacre Arms, 7 storey, 105 Allan Street
29. Commodore Apartments, 7 storey, 135 Allan Street
30. Apartment building, 8 storey, 150 Allan Street
31. Allan Court Apartments, 12 storey, 121 Allan Street



Figure – Development Site Context, Town of Oakville
GIS Map Excerpt & Annotated



Project
North



Magnetic
North



**131 Trafalgar Road, Oakville
Heritage Impact Assessment**

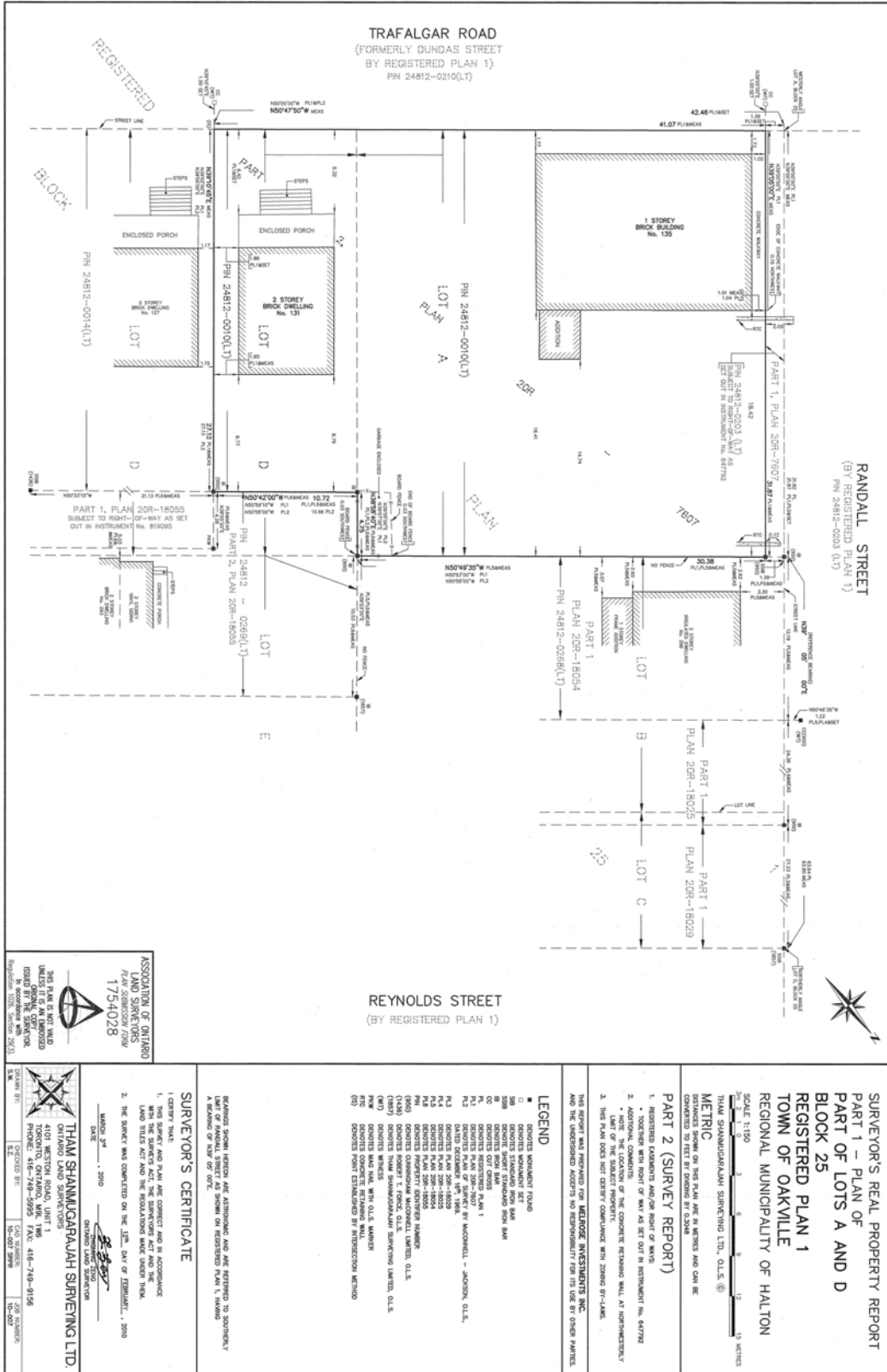


Figure 2 – Property Survey, 131 & 135 Trafalgar Road, 2010



Figure 3 – 131 Trafalgar Rd., view of west (front) façade



Figure 4 – 131 Trafalgar Rd., view of north (side) & west (front) façades



Figure 5 – 131 Trafalgar Rd., view of east (rear) façade



Figure 6 – 131 Trafalgar Rd., view of south (side) & west (front) façades



Figure 7 – “Plan of Oakville, October 1835.” Watercolour plan by Deputy Surveyor H.J. Castle for William Chisholm (original survey 1833), from *Oakville and the Sixteen* by Hazel C. Mathews, 1953



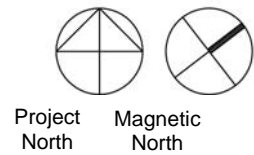
Project
North



Magnetic
North



Figure 8 – Map of the Town of Oakville, Township of Trafalgar, Gore District, Upper Canada, 1837, partial detail. Registered 12 January, 1856 as Plan 1, Town of Oakville



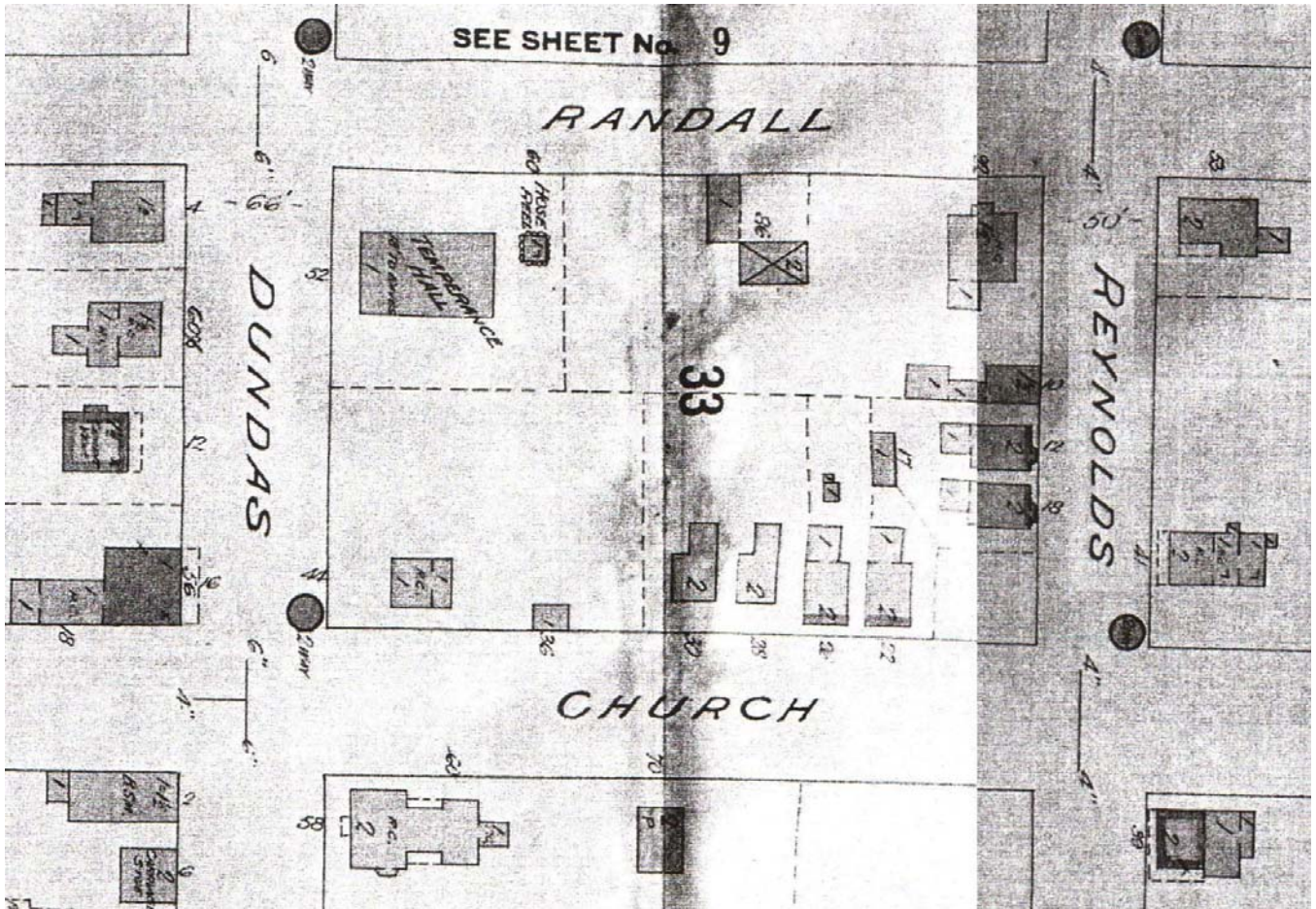


Figure 9 – Fire Insurance Map, 1910, Block 25 (numbered 33)



Project
North



Magnetic
North

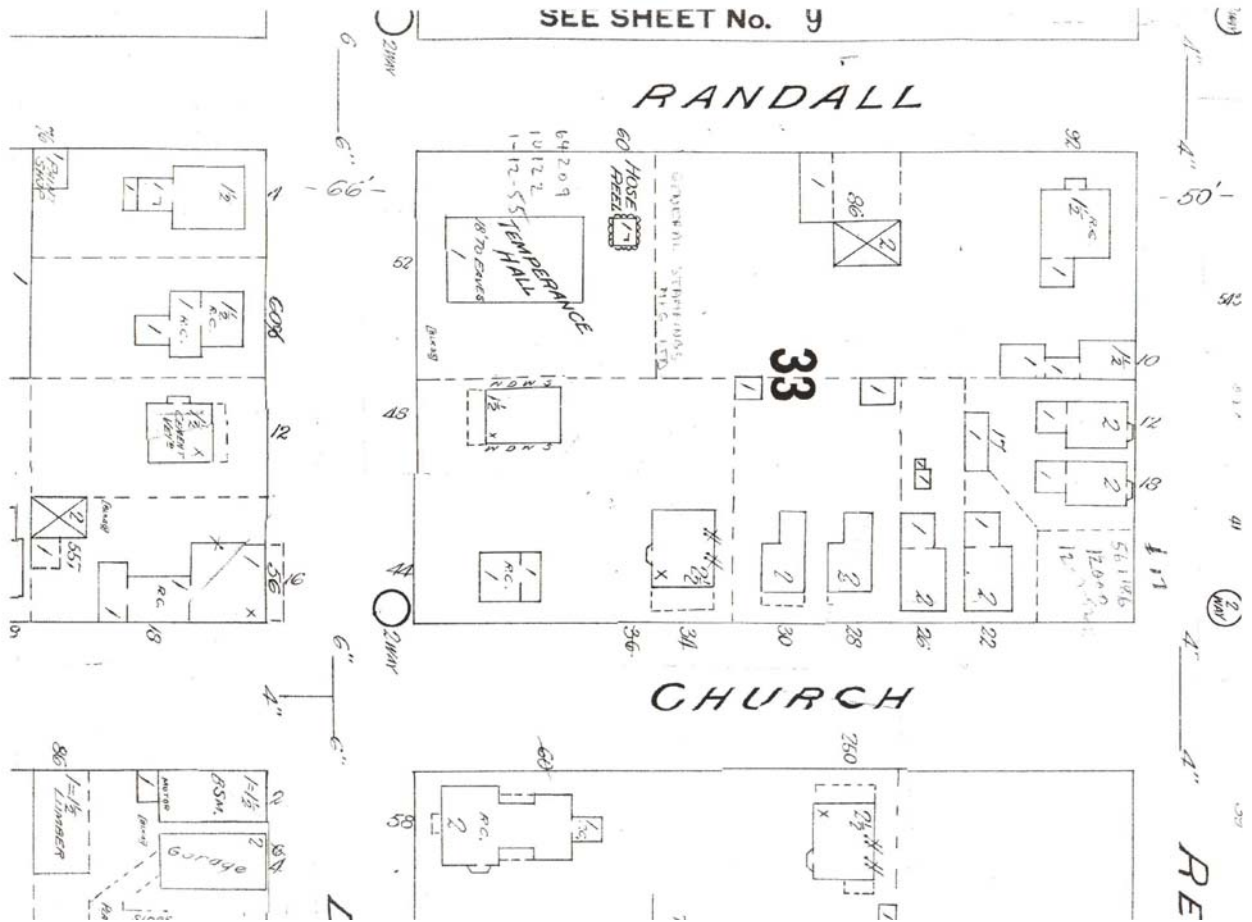
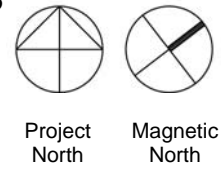


Figure 10 – Fire Insurance Map, 1913 (1910 revised), Block 25 (numbered 33)



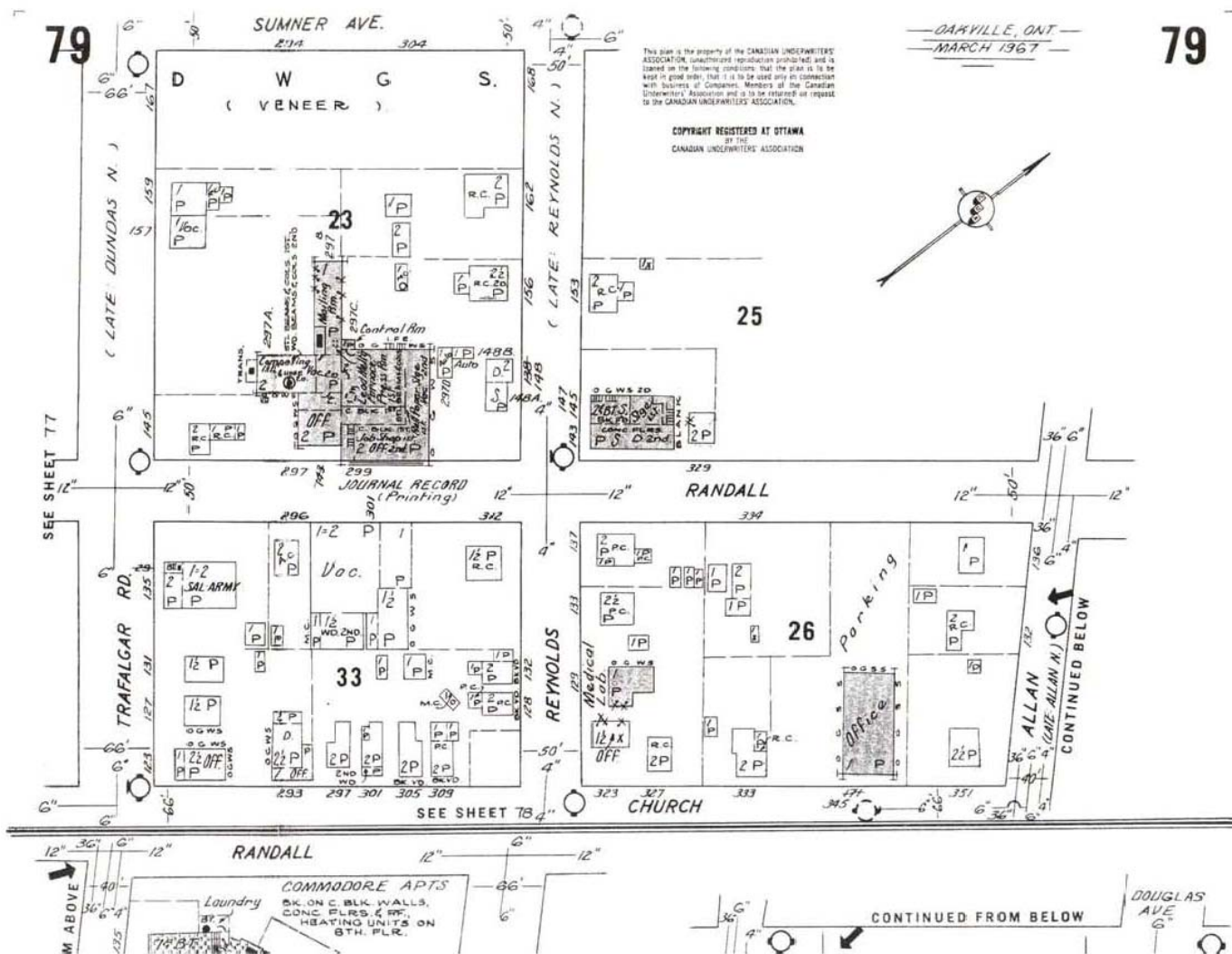
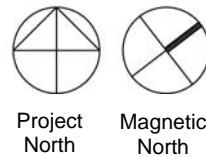


Figure 11 – Fire Insurance Map, 1967, Block 25 (numbered 33)

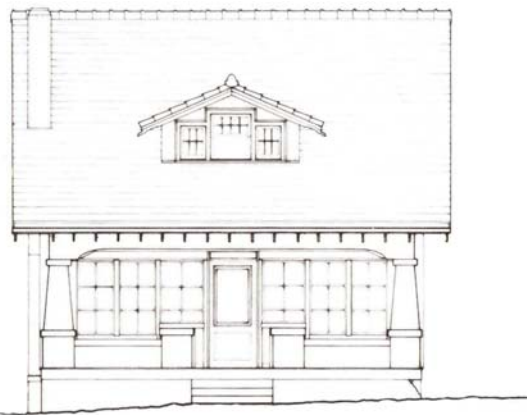


Project North

Magnetic North



Figure 12 – 343 Palmer Ave., Oakville, view of south (front) façade of house



Greenhouse Manager's House, Longview Farm, Lee's Summit, Missouri, 1924, south and west elevations.



Figure 13 – Greenhouse Manager's House, Longview Farm, Lee's Summit, Missouri, 1924, south & west elevations. From *Classic Old House Plans: Three Centuries of American Domestic Architecture*. by Lawrence Grow. 1978



Figure 14 – 131 Trafalgar Rd., view of north (side) façade



Figure 15 – 131 Trafalgar Rd., view of west (front) façade in context with its adjacent Edwardian house structures



Figure 16 – 131 Trafalgar Rd., detail view of rear (east) dormer showing original wood shingles



Figure 17 – 131 Trafalgar Rd., detail view of exterior masonry showing smooth bricks & rusticated cement block foundation



Figure 18 – 131 Trafalgar Rd., detail view of west (front) façade inside enclosed porch showing alterations with openings



Figure 19 – 131 Trafalgar Rd., detail view of interior of front (west) dormer windows showing casing



Figure 20 – 131 Trafalgar Rd., detail view of interior of third floor showing baseboard & window casing



Figure 21 – 131 Trafalgar Rd., detail view of interior of side (south) door



Figure 22 – 131 Trafalgar Rd., detail view of basement interior of showing centre brick chimney foundation

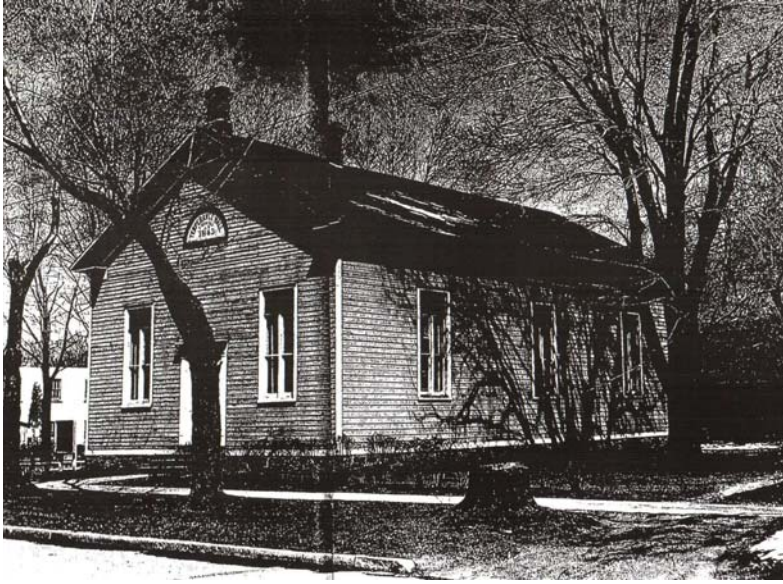


Figure 23 – 135 Trafalgar Rd., historical photograph of Temperance Hall, Oakville, when it was built in 1843. From *A Place of Some Importance: Oakville*, by Clare & Joseph P. McKeon, 1986



Figure 24 – 135 Trafalgar Rd., historical photograph of Temperance Hall, when occupied by the Salvation Army, 1952-1969. From *Oakville's 100 Years, 1857-1957*, by Cecil J. Young, 1957



Figure 25 – 140 Trafalgar Rd., view of east (front) façade of the historically-designated building on the southwest corner of Randall St., premises of David Forman, Innkeeper, 1833



Figure 26 – 123 & 127 Trafalgar Rd., view of west (front) façades at the northwest corner of Church St. south of the subject property are listed on the Town's Heritage Register



Figure 27 – 284-308 Church St., north (entrance) façade of municipal parking garage, 2 storeys



Figure 28 – Shoreacre Arms, 7 storey
105 Allan Street



Figure 29 – Commodore Apartments, 7 storey
135 Allan Street



Figure 30 – Apartment building, 8 storey
150 Allan Street



Figure 31 – Allan Court Apartments, 12 storey
121 Allan Street



**131 Trafalgar Road, Oakville
Heritage Impact Assessment**

APPENDIX II – ARCHITECTURAL DRAWINGS

Proposed Mixed-Use Development, 131 & 135 Trafalgar Road, Oakville, Ontario
Kirkor Architects & Planners Drawings RZ-00 to RZ-07



131 & 135 TRAFALGAR ROAD
 PROPOSED MIXED-USE DEVELOPMENT
 OAKVILLE, ONTARIO

Contractor Must Check And Verify All Dimensions On The Job.
 Do Not Scale The Drawings.
 All Drawings, Specifications And Related Documents Are The Copyright Of
 The Architect And Must Be Kept Under Lock And Key.
 Reproduction Of Drawings, Specifications And Related Documents In Part
 Or Whole Is Prohibited Without The Architect's Written Permission.
 The Drawing Is Not To Be Used For Construction Until Signed By The
 Architect.
 Date:



TORONTO
 20 MORTIMER ROAD AVENUE
 TORONTO, ON M3J 2K8
 (416) 665-6600
 (416) 646-1234
 BCEN 2806
 www.kirkorarchitects.com

KIRKOR
 ARCHITECTS
 & PLANNERS

No.	Revision	Date

1	Issued for Reasoning	Mar. 26 2010
---	----------------------	--------------

Drawing Title:

Cover Sheet

Project
 ROSEHAVEN
 HOMES

131 & 135 Trafalgar Road
 Oakville, Ontario

Scale
 As Shown
 Drawn by
 H.Z.
 Checked by
 C.A.
 File No.
 10011
 Rev. Date
 Mar 26, 2010

SURVEY INFORMATION TAKEN FROM
 PART OF LOTS A & D,
 BLOCK 25,
 REGISTERED PLAN 1,
 TOWN OF OAKVILLE,
 REGIONAL MUNICIPALITY OF HALTON,
 PREPARED BY THAM SHANMUGARAJAH SURVEYING LTD.,
 ONTARIO LAND SURVEYORS, FEBRUARY 12, 2010,
 4101 WESTON ROAD, UNIT 1, TORONTO, ONTARIO
 M5L 1W6, 416-749-5995.

TOPOGRAPHY INFORMATION TAKEN FROM
 PART OF LOTS A & D,
 BLOCK 25,
 REGISTERED PLAN 1,
 TOWN OF OAKVILLE,
 REGIONAL MUNICIPALITY OF HALTON,
 PREPARED BY THAM SHANMUGARAJAH SURVEYING LTD.,
 ONTARIO LAND SURVEYORS, FEBRUARY 12, 2010,
 4101 WESTON ROAD, UNIT 1, TORONTO, ONTARIO
 M5L 1W6, 416-749-5995.



Contractor Must Check And Verify All Dimensions On The Job.
 Do Not Scale The Drawing.
 All Drawings, Specifications And Related Documents Are The Copyright Of
 The Architect And Shall Be Kept Under Lock And Key.
 Reproduction Of Drawings, Specifications And Related Documents In Part
 Or Whole Is Prohibited Without The Architect's Written Permission.
 The Drawing Is Not To Be Used For Construction Until Signed By The
 Architect.
 Date: _____

ARCHITECTS ASSOCIATION OF ONTARIO
ARCHITECTS
CARLOS ANTUNES
LICENSED
1980
HE MUST BE DONE TO BE WILD

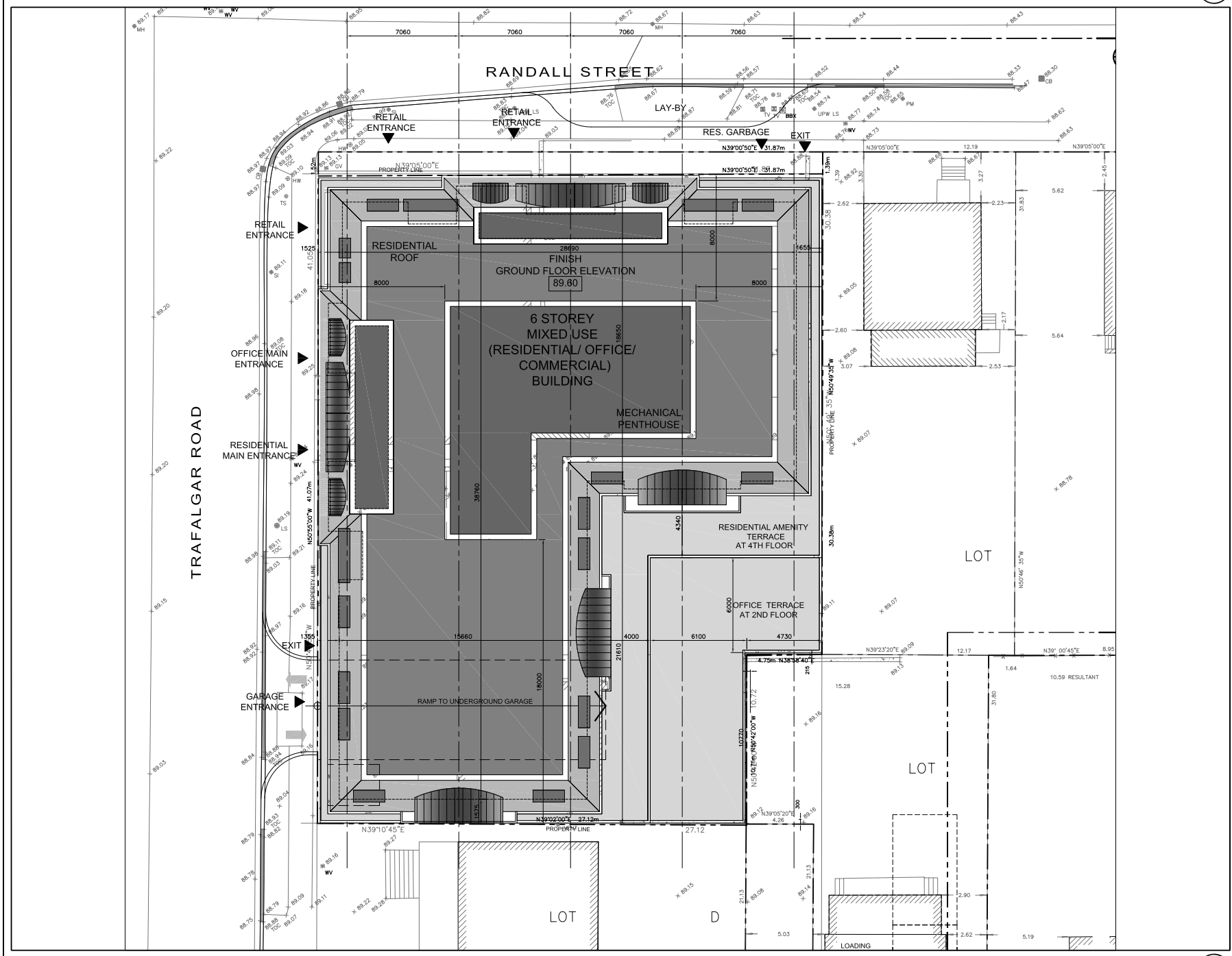
KIRKOR
ARCHITECTS & PLANNERS

TORONTO
 20 Mount Royal Avenue,
 Toronto, ON M5S 2R8
 (416) 665-6500
 (416) 645-1234
 BCEN 2806
 www.kirkorchitects.com

Context Plan 3
 N.T.S. RZ-01

No. Revision Date

Survey Credits 4
 N.T.S. RZ-01



Site Plan 2
 1:100 RZ-01

Project Statistics
 March 22, 2010 Project No. 10-011-P10

1.0 Site Area

	acres	sq.m	sq.ft
	0.31	1,257.23	13,533

2.0 Proposed GFA

2.1 Residential

Level	F1	F4	F5 to F6	Floors	sq.ft	sq.m	sq.ft
	1 x	5,892	2,228	2 x	8,120	2,228	2,228
						5,892	5,892
						8,916	17,631
Residential GFA					2,410.95		25,951

2.2 Residential Amenity

Level	F4	Floors	sq.ft	sq.m	sq.ft
	1 x	1	2,947	273.82	2,947
Residential Amenity GFA					2,947

2.3 Retail

Level	F1	Floors	sq.ft	sq.m	sq.ft
	1 x	1	5,288	491.28	5,288
Retail GFA					5,288

2.4 Office

Level	F1	F2	F3	Floors	sq.ft	sq.m	sq.ft
	1 x	1 x	1 x	3 x	794	73.75	794
					11,700	1,087.00	11,700
					11,700	1,087.00	11,700
Office GFA					2,247.75		24,195

2.5 Retail/Office Garbage & Service Corridor

Level	F1	Floors	sq.ft	sq.m	sq.ft
	1 x	1	2,966	247.87	2,966
Retail/Office Garbage & Service Corridor GFA					2,966

2.6 Mechanical Penthouse

Level	F1	Floors	sq.ft	sq.m	sq.ft
	1 x	1	1,776	165.00	1,776
Mechanical Penthouse GFA					1,776

2.7 Total Overall Project GFA

	sq.m	sq.ft
Residential	2,410.95	25,951
Residential Amenity	273.82	2,947
Subtotal	2,684.77	28,898
Retail	491.28	5,288
Office	2,247.75	24,195
Retail/Office Garbage & Service Corridor	247.87	2,966
Mechanical Penthouse	165.00	1,776
Subtotal	3,151.70	33,925
Total Overall Project GFA	5,836.47	62,823

3.0 Density

	GFA	Site Area	F.S.I.
	62,823	13,533	4.64

4.0 Unit Count

4.1 Residential

Level	F4	F5 to F6	Floors	units	units
	1 x	2 x	3	6	6
				12	24
Residential Unit Count					32

4.2 Total Unit Count

	units
Residential	32
Total Unit Count	32

4.3 Personal Recreational Space

Required	Provided
6 sq.m per unit	6 sq.m per unit

5.0 Parking Count

5.1 On-Site Parking Rates

	Zoning By-law 1004-03 Space Requirement	Site Specific Space Requirement	Actual Residential Spaces Provided
Resident	56 spaces (@ 1.75 spaces/Condo. Apt. Unit)	40 spaces (@ 1.25 spaces/Condo. Apt. Unit)	40 spaces
Visitor	8 spaces (@ 0.25 spaces/Condo. Apt. Unit)	8 spaces (@ 0.25 spaces/Condo. Apt. Unit)	8 spaces
Total	64 spaces	48 spaces	48 spaces

5.2 Actual On-Site Parking Allocation By Parking Level

	Resident	Visitor	Office/ Retail	Total
P1 Level	20	8	12	40
P2 Level	20	-	-	20
P3 Level	20	-	-	20
Total Parking	40	8	12	60 spaces

6.0 Lot Coverage

6.1 Project Lot Coverage

	sq.m	sq.ft
Lot Area	1,257.23	13,533
Building Coverage	1,211.23	13,036
Lot Coverage in %	96	96

7.0 Established Grade

Elevation of the grades at the midpoints of the lot lines along Randall St. and Trafalgar Rd. **89.20 m**

Project Statistics 1
 N.T.S. RZ-01

Site Plan

Project

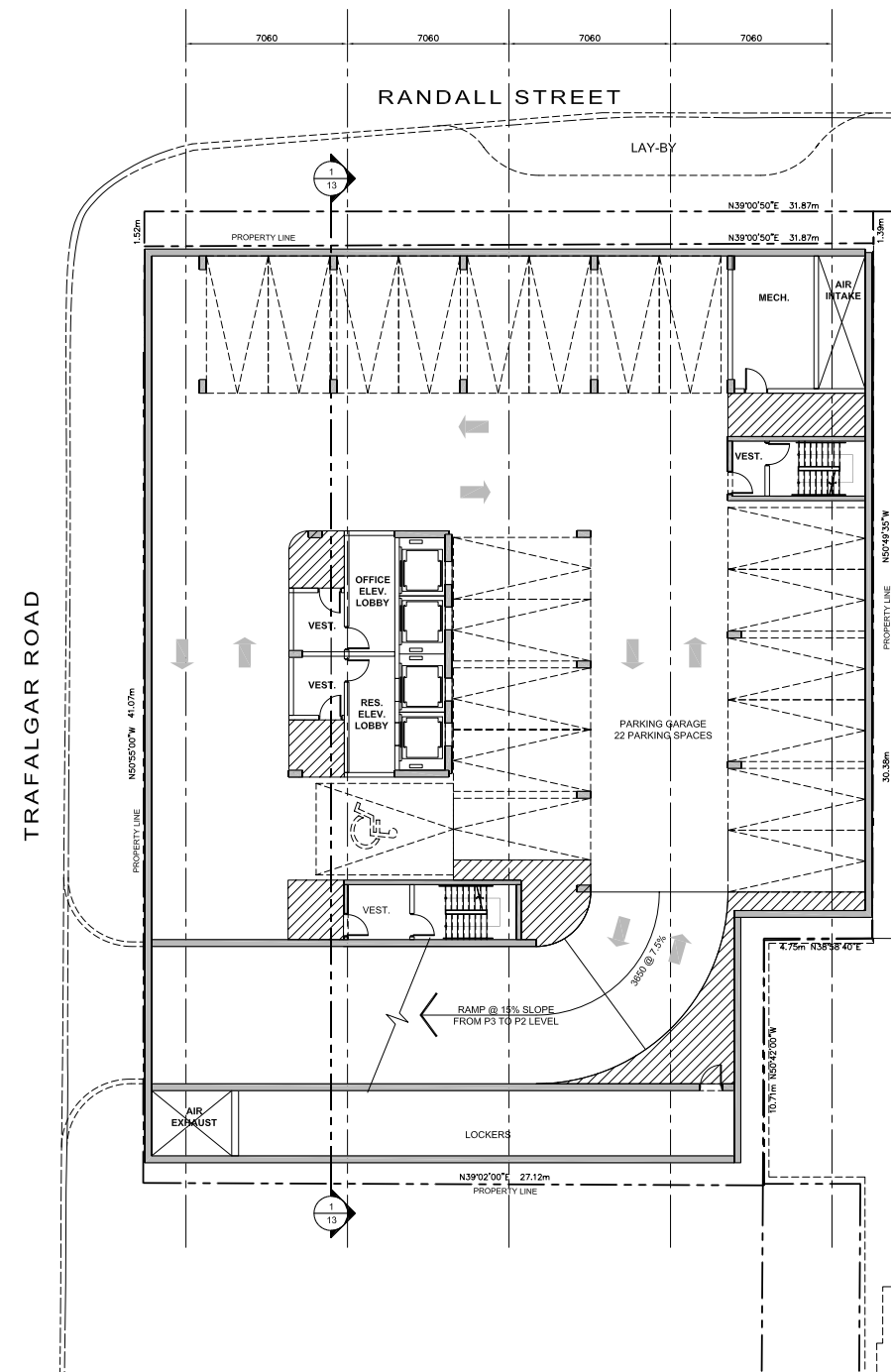
ROSEHAVEN HOMES

MILLIKEN ROSEHAVEN

131 & 135 Trafalgar Road
 Oakville, Ontario

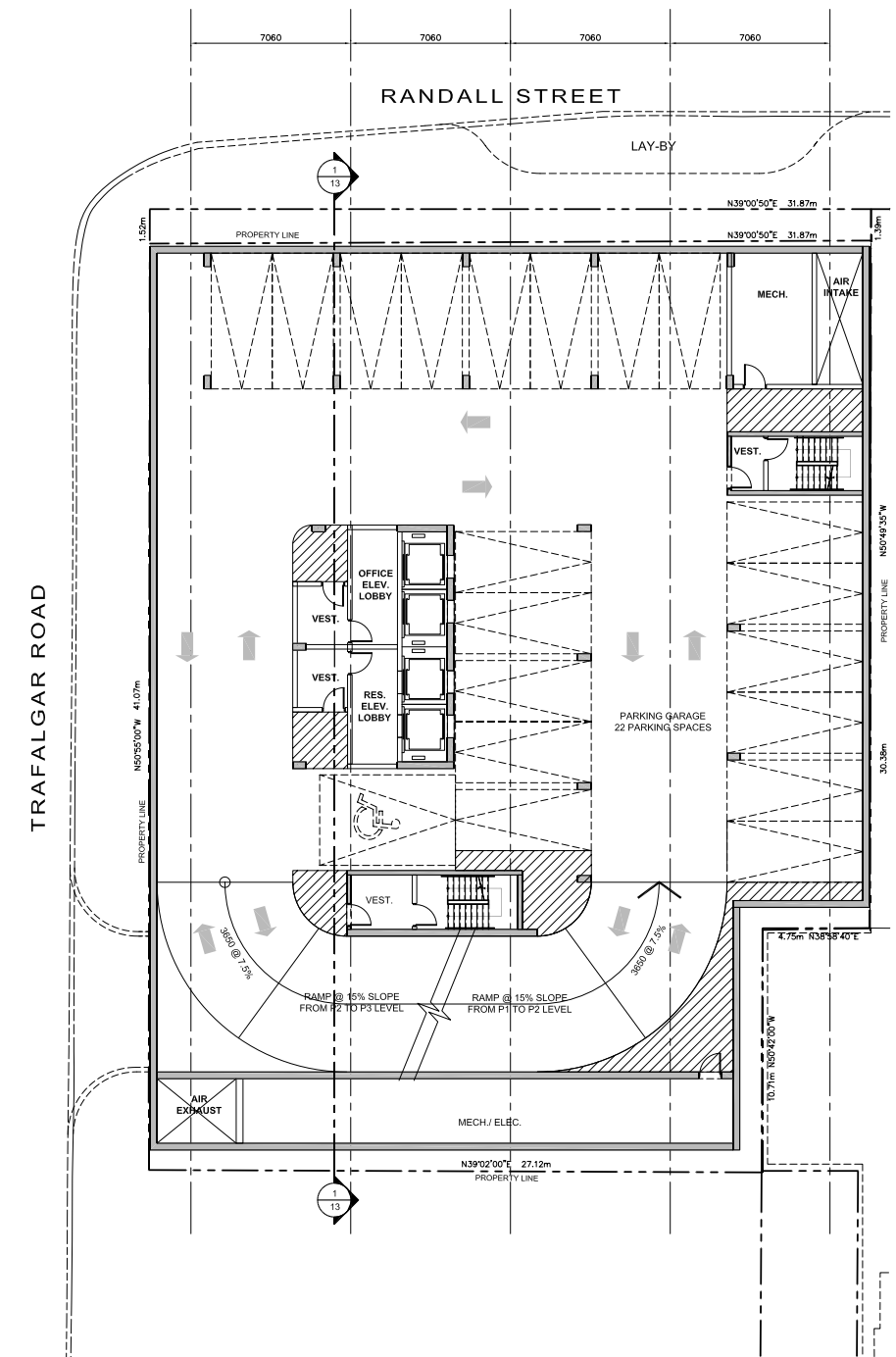
As Shown Scale
 H.Z. Drawn by
 C.A. Checked by
 10011 Date
 Mar 26, 2010 Rev. Date

2 of 9 **RZ-01**



Level P3 - Parking
1:100

1
RZ-02



Level P2 - Parking
1:100

2
RZ-02

Contractor Must Check And Verify All Dimensions On The Job.
Do Not Scale The Drawing.
All Drawings, Specifications And Related Documents Are The Copyright Of The Architect And Shall Be Kept Under Lock And Key.
Reproduction Of Drawings, Specifications And Related Documents In Part Or Whole Is Prohibited Without The Architect's Written Permission.
This Drawing Is Not To Be Used For Construction Until Signed By The Architect.
Date:



TORONTO
20 Mount Royal Avenue
Toronto, ON M5S 2H8
(416) 665-6500
(416) 645-1234
BCDN 2806
www.kirkorarchitects.com



No. Revision Date

1 Based for Reasoning Mar 26 2010
Drawing Title

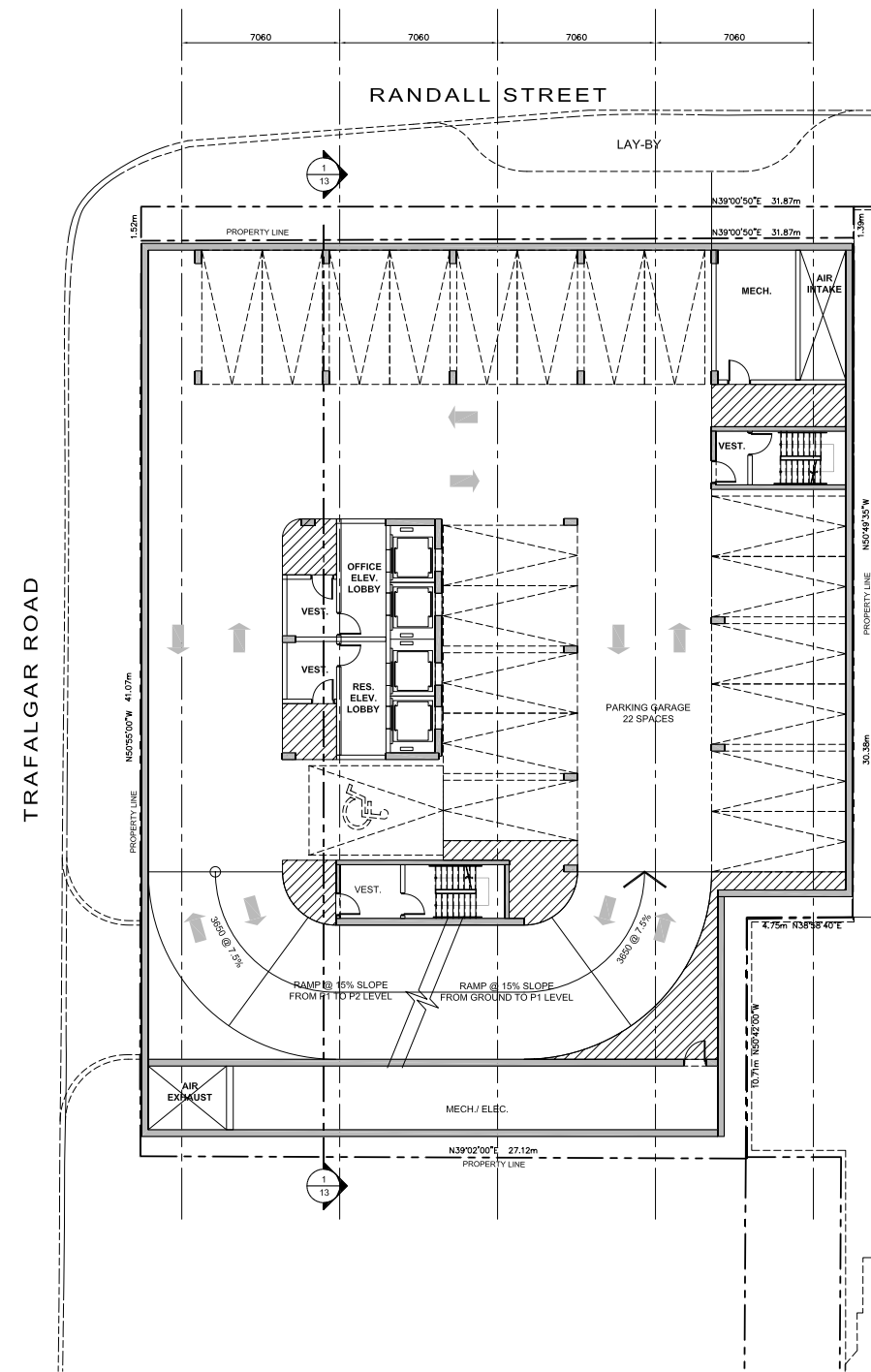
P3 Parking Plan
P2 Parking Plan



131 & 135 Trafalgar Road
Oakville, Ontario

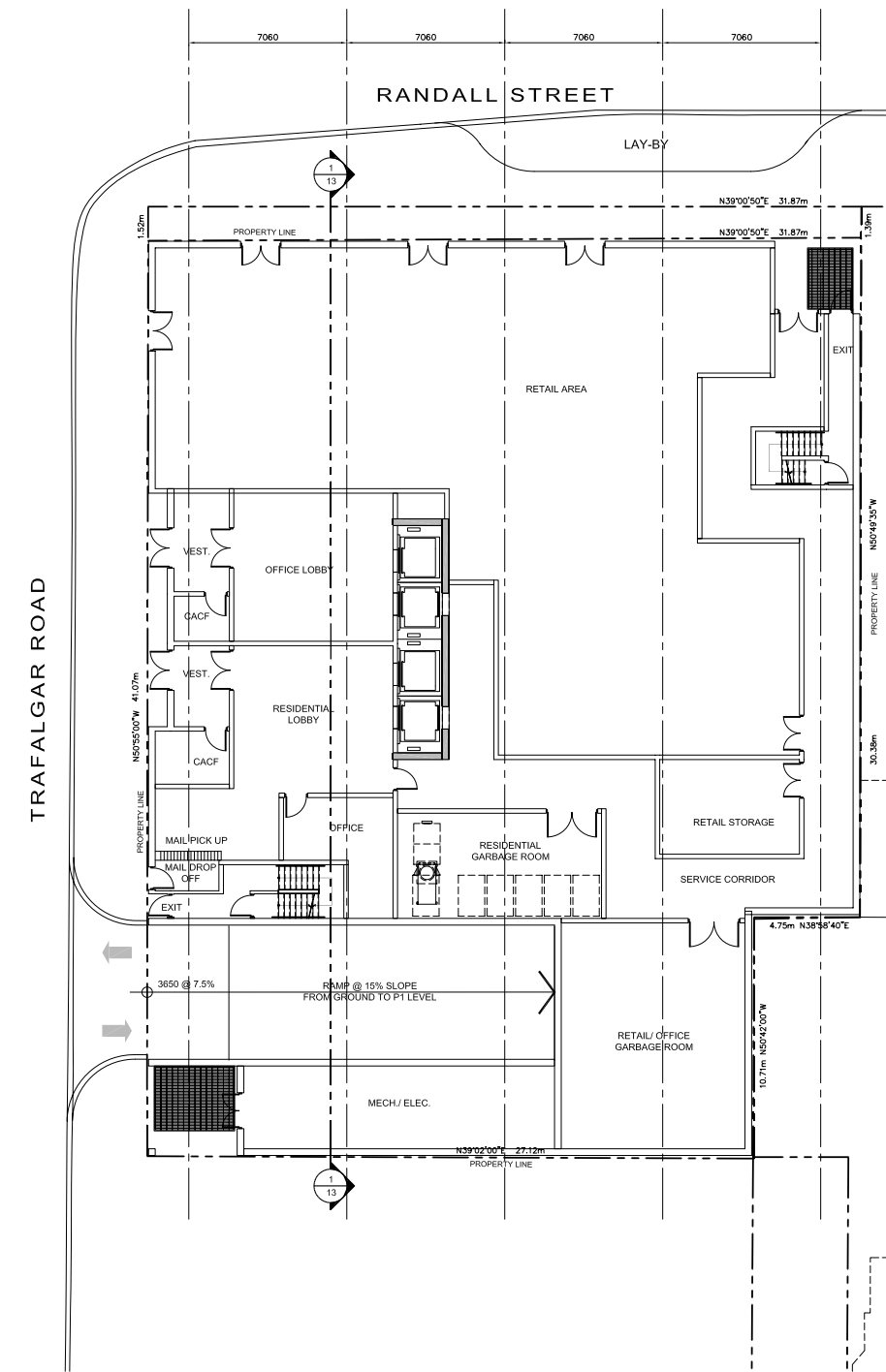
As Shown Scale
H.Z. Drawn by
C.A. Checked by
10011 Date
Mar 26, 2010

3 of 9
RZ-02



Level P1 - Parking
1:100

2
RZ-03



Ground Floor Plan
1:100

1
RZ-03

Contractor Must Check And Verify All Dimensions On The Job.
Do Not Scale The Drawing.
All Drawings, Specifications And Related Documents Are The Copyright Of The Architect And Shall Be Returned Upon Request.
Reproduction Of Drawings, Specifications And Related Documents In Part Or Whole Is Prohibited Without The Architect's Written Permission.
This Drawing Is Not To Be Used For Construction Until Signed By The Architect.
Date:



TORONTO
20 Mount Royal Avenue
Toronto, ON M5S 2K8
(416) 665-6500
(416) 645-1234
BCDN 2806
www.kirkorarchitects.com

KIRKOR
ARCHITECTS
& PLANNERS

No.	Revision	Date

1	Issued for Reasoning	Mar. 26 2010
---	----------------------	--------------

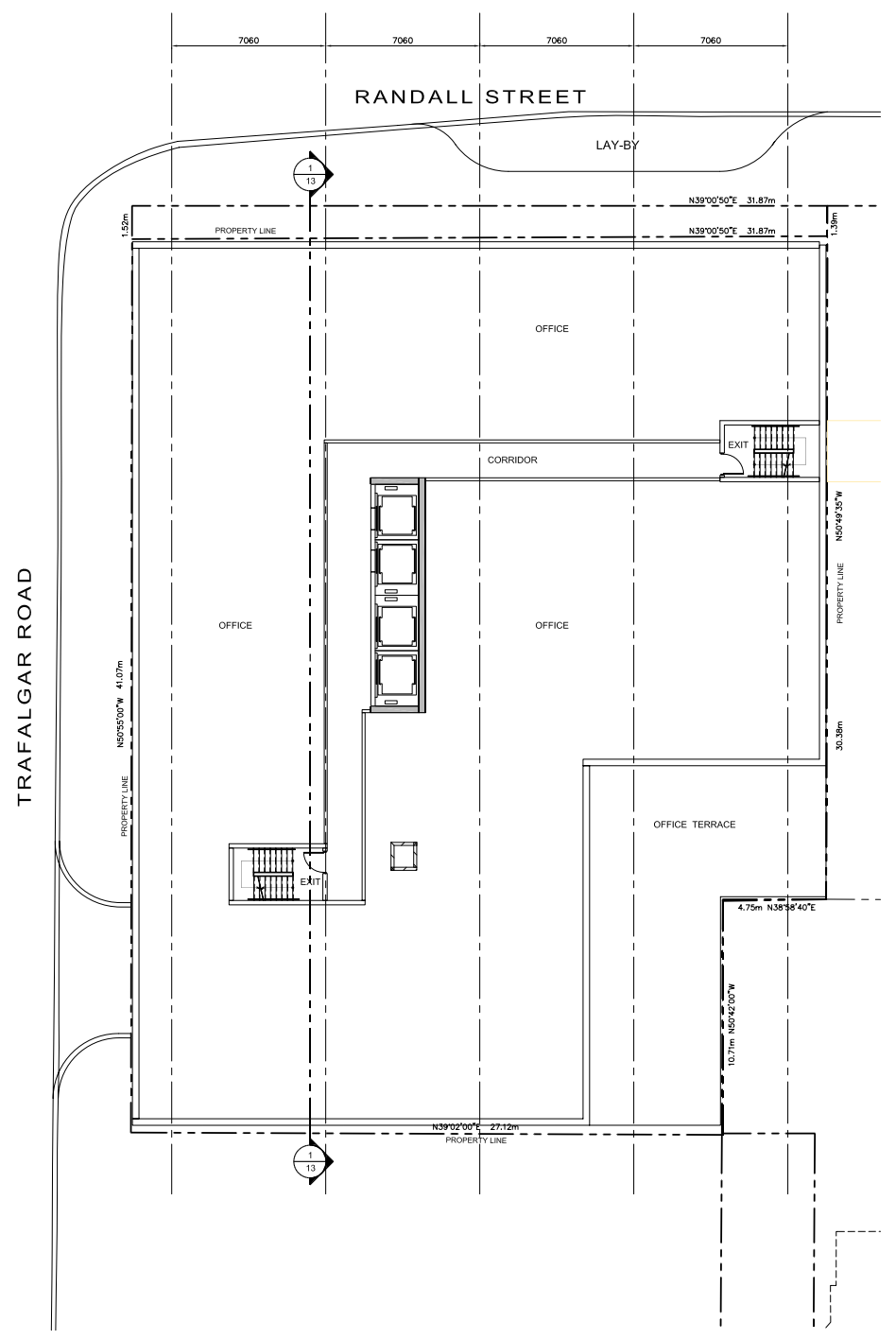
**P1 Parking Plan
Ground Floor Plan**

Project
ROSEHAVEN HOMES

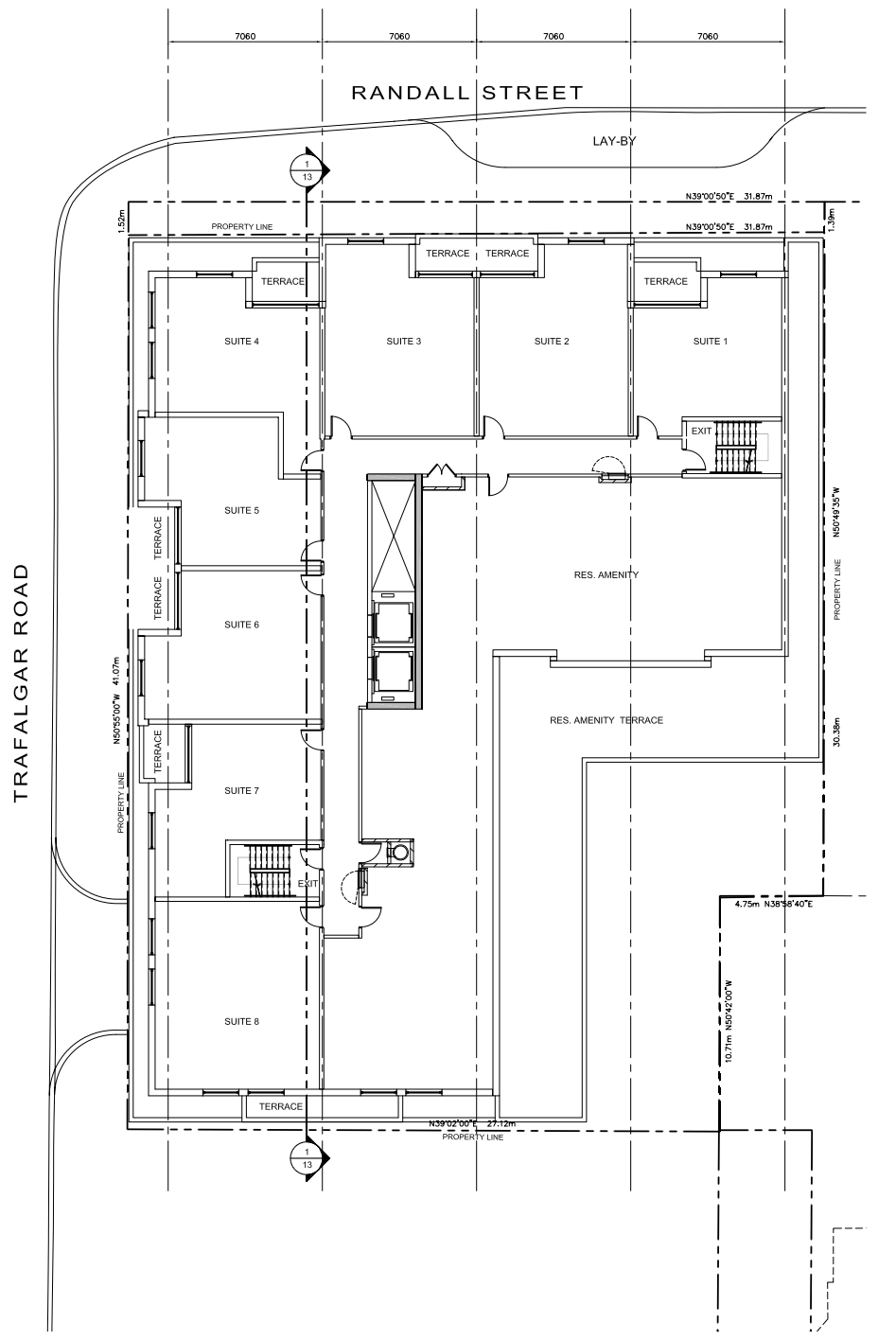
131 & 135 Trafalgar Road
Oakville, Ontario

As Shown	Scale
H.Z.	Drawn by
C.A.	Checked by
10011	Title No.
Mar 26, 2010	Rev. Date

4 of 9
RZ-03



Second/ Third Floor Plan
1:100
1
RZ-04



Fourth Floor Plan
1:100
2
RZ-04

Contractor Must Check And Verify All Dimensions On The Job.
Do Not Scale The Drawings.
All Drawings, Specifications And Related Documents Are The Copyright Of The Architect And Shall Be Kept Under Lock And Key.
Reproduction Of Drawings, Specifications And Related Documents In Part Or Whole Is Prohibited Without The Architect's Written Permission.
This Drawing Is Not To Be Used For Construction Until Signed By The Architect.
Date:



TORONTO
20 North York Avenue
Toronto, ON M3J 2K8
(416) 665-6500
(416) 645-1234
BCDN 2806
www.kirkorarchitects.com

KIRKOR
ARCHITECTS
& PLANNERS

No.	Revision	Date

1	Issued for Reasoning	Mar. 26 2010
---	----------------------	--------------

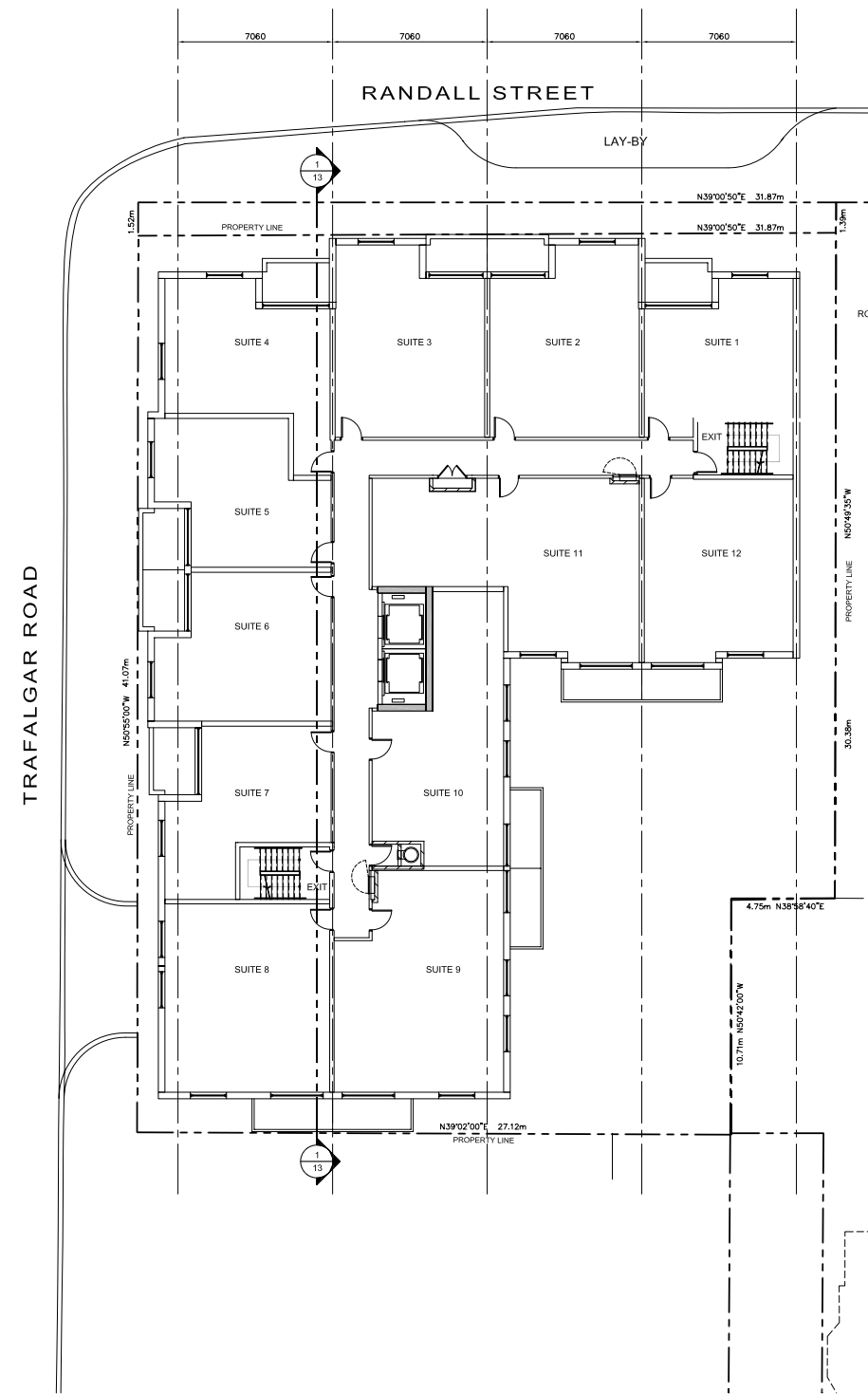
Second/ Third Floor Plan
Fourth Floor Plan
Phase 10



131 & 135 Trafalgar Road
Oakville, Ontario

As Shown	Scale
H.Z.	Drawn by
C.A.	Checked by
10011	File No.
Mar 26, 2010	Rev. Date

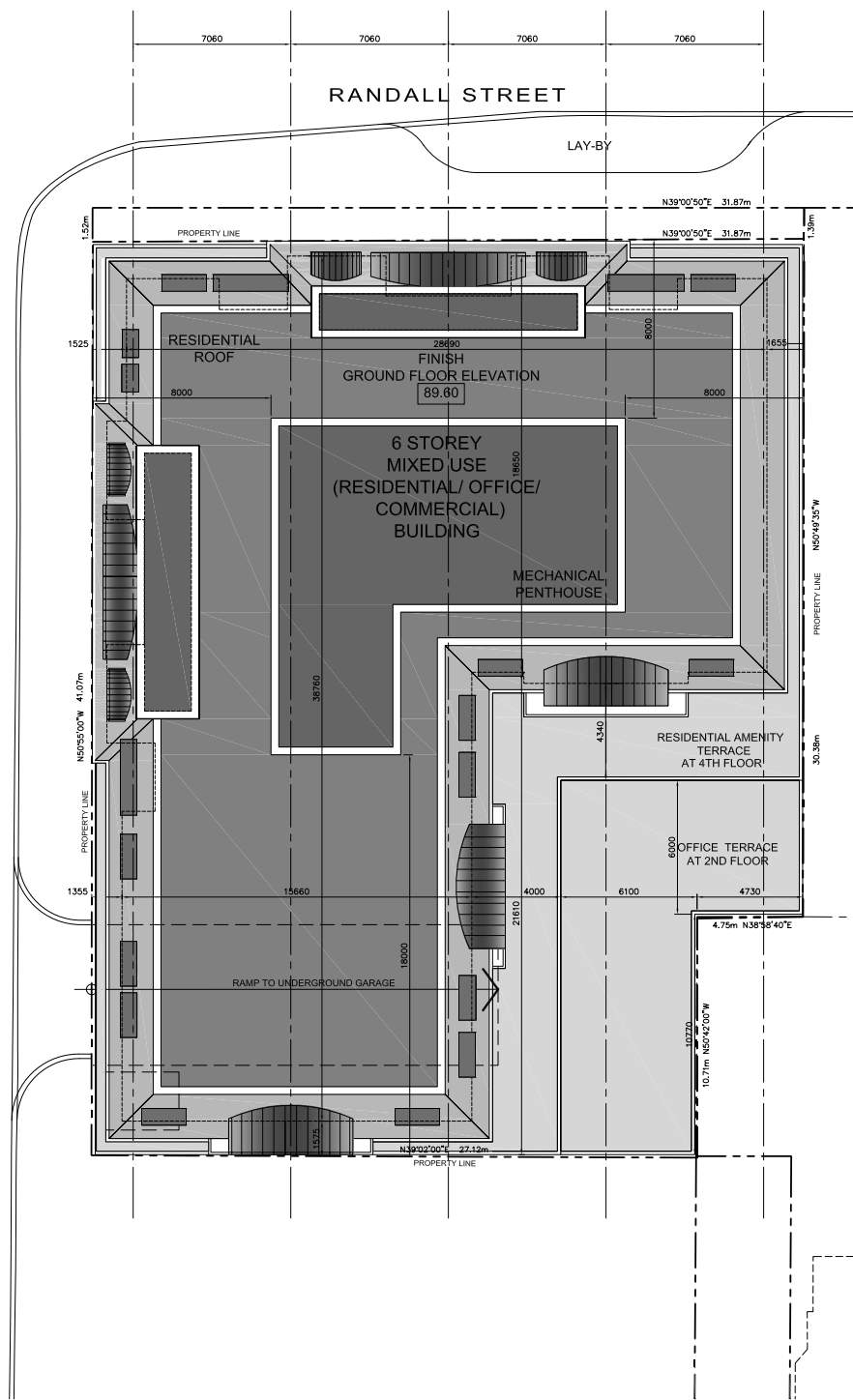
5 of 9
RZ-04



Fifth - Sixth Floor Plan
1:100

1
RZ-05

TRAFALGAR ROAD



Roof Plan
1:100

2
RZ-05

Contractor Must Check And Verify All Dimensions On The Job.
Do Not Scale The Drawings.
All Drawings, Specifications And Related Documents Are The Copyright Of The Architect And Must Be Received Under Request.
Reproduction Of Drawings, Specifications And Related Documents In Part Or Whole Is Prohibited Without The Architect's Written Permission.
This Drawing Is Not To Be Used For Construction Until Signed By The Architect.
Date:



TORONTO
20 Mount Royal Avenue
Toronto, ON M5S 2R8
(416) 593-6500
(416) 645-1234
BCDN 2806
www.kirkorarchitects.com

KIRKOR
ARCHITECTS
& PLANNERS

No.	Revision	Date

1	Based for Reasoning	Mar. 26 2010
---	---------------------	--------------

**Fifth - Sixth Floor Plan
Roof Plan**



131 & 135 Trafalgar Road
Oakville, Ontario

As Shown	Scale
H.Z.	Drawn by
C.A.	Checked by
10011	File No.
Mar 26, 2010	Rev. Date

6 of 9
RZ-05

Contractor Must Check And Verify All Dimensions On The Job.
 Do Not Scale The Drawings.
 All Drawings, Specifications And Related Documents Are The Copyright Of
 The Architect And Shall Be Kept Under Lock And Key.
 Reproduction Of Drawings, Specifications And Related Documents In Part
 Or Whole Is Prohibited Without The Architect's Written Permission.
 The Drawing Is Not To Be Used For Construction Until Signed By The
 Architect.
 Date:



TORONTO
 20 Maple Road Avenue,
 Toronto, ON M5S 2K8
 (416) 665-6600
 (416) 665-1234
 BCIN: 2806
 www.kirkorarchitects.com

KIRKOR
 ARCHITECTS
 & PLANNERS

No. | Revision | Date



East Elevation 2
 1:100 RZ-06



West Elevation 1
 1:100 RZ-06

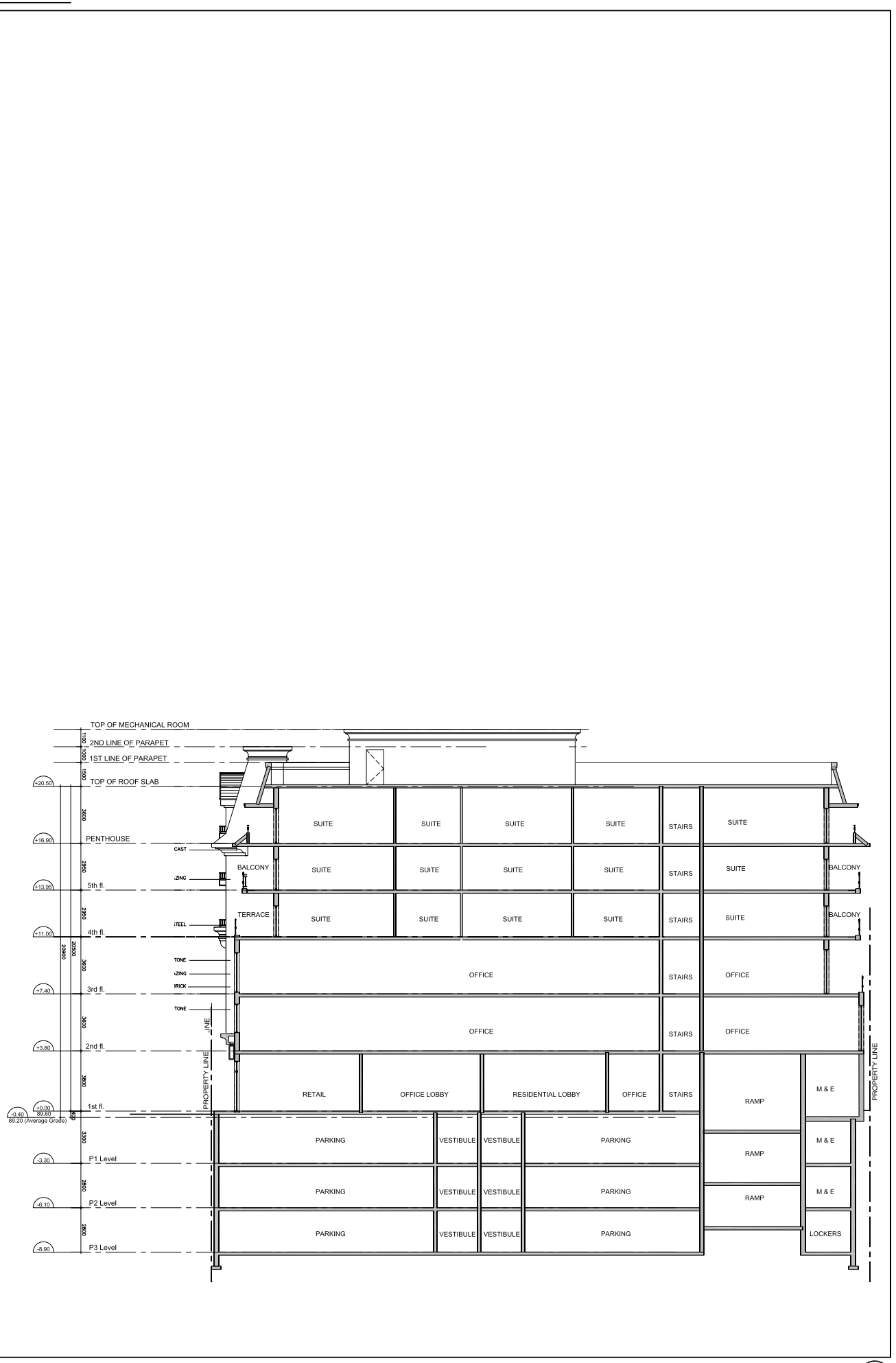
1 Issued for Redesign Mar. 26, 2010
 Drawing Title

West Elevation
 East Elevation

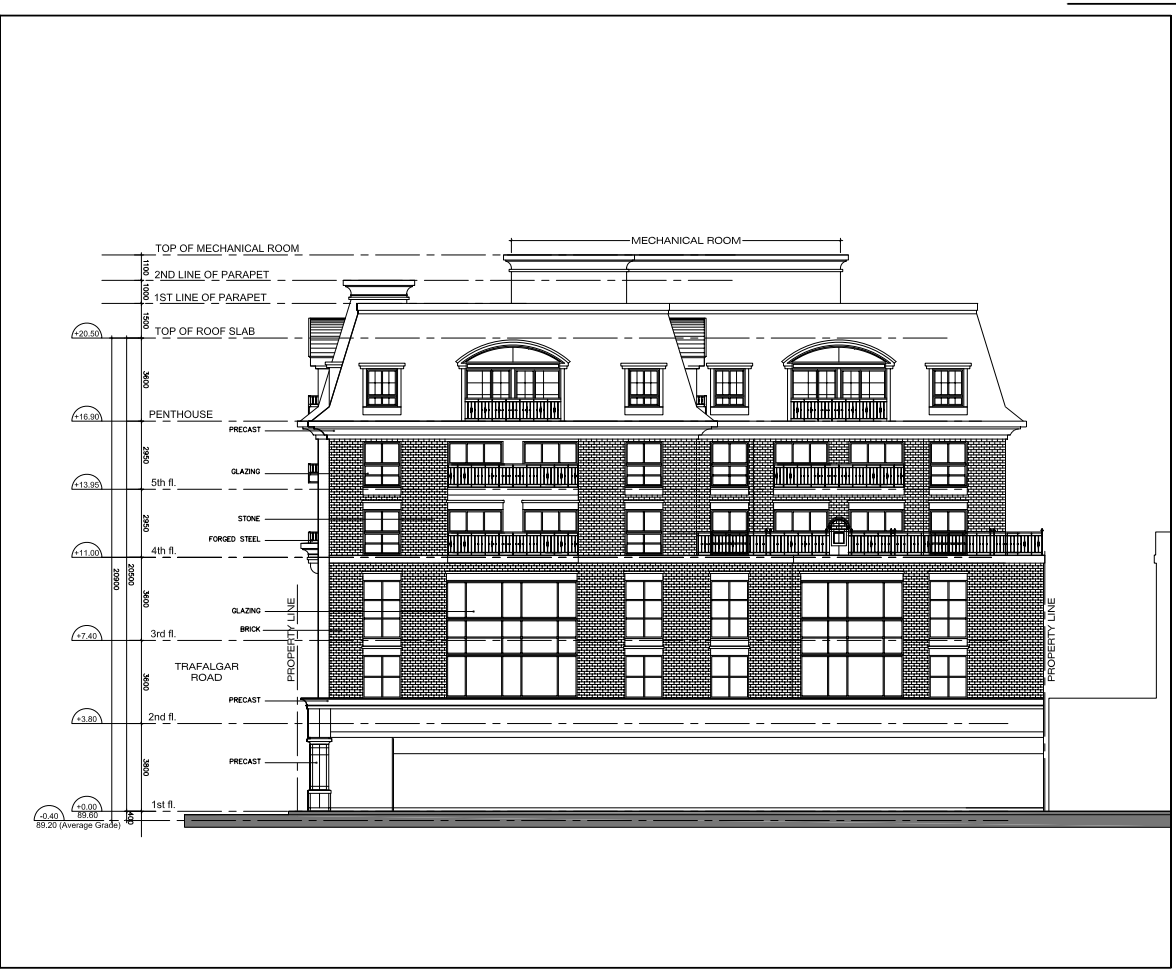
Project
 ROSEHAVEN HOMES

131 & 135 Trafalgar Road
 Oakville, Ontario

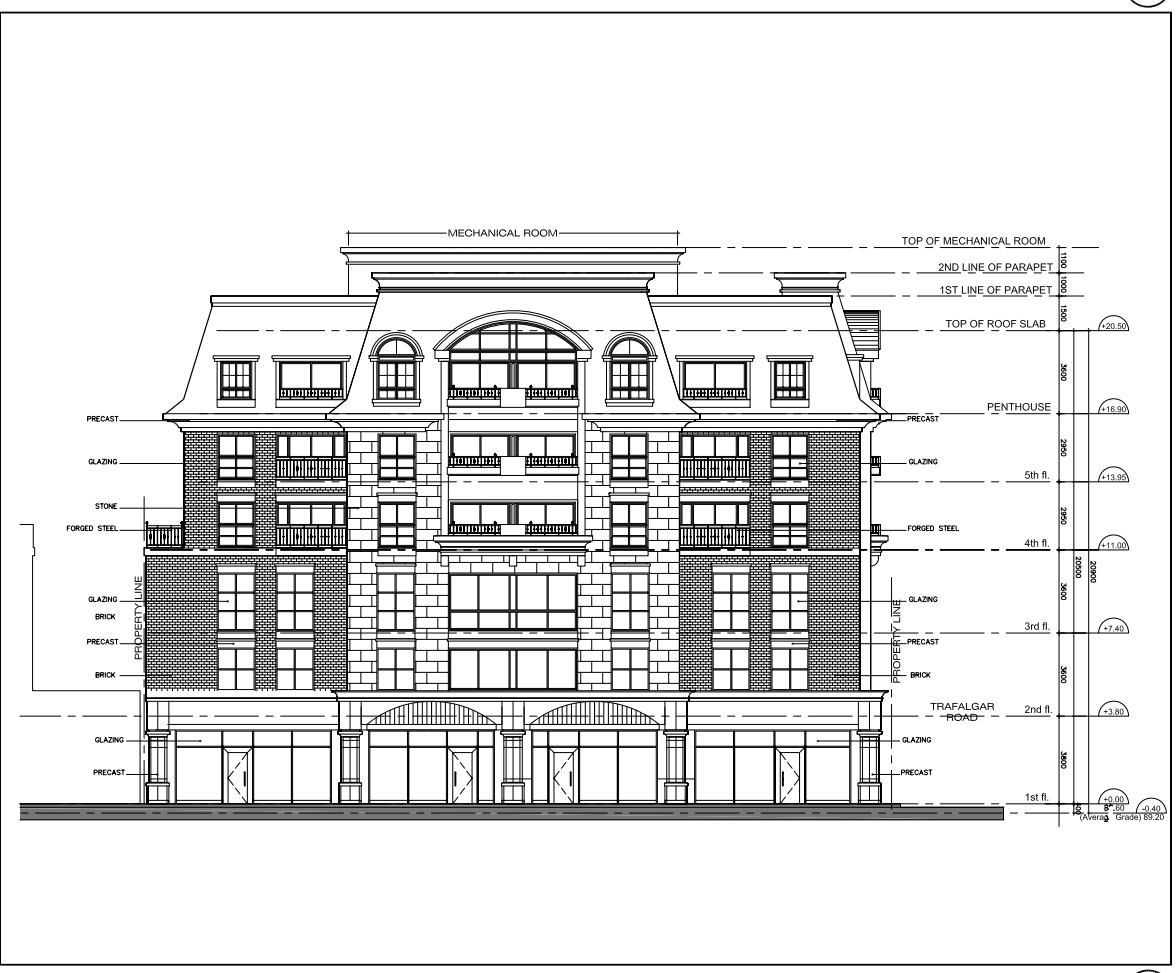
Scale
 1:100
 Drawn by
 H.Z.
 Checked by
 C.A.
 10011
 Mar 26, 2010



Building Section 3
1:100 RZ-06



South Elevation 2
1:100 RZ-06



North Elevation 1
1:100 RZ-06

Contractor Must Check And Verify All Dimensions On The Job.
Do Not Scale The Drawings.
All Drawings, Specifications And Related Documents Are The Copyright Of The Architect And Shall Be Kept Under Lock And Key.
Reproduction Of Drawings, Specifications And Related Documents In Part Or Whole Is Prohibited Without The Architect's Written Permission.
This Drawing Is Not To Be Used For Construction Until Signed By The Architect.
Date:



TORONTO
20 Maple Rose Avenue
Toronto, ON M3J 2K8
(416) 645-6500
(416) 645-1234
BCDN 2806
www.kirkorarchitects.com

KIRKOR
ARCHITECTS
& PLANNERS

No.	Revision	Date

1 Issued for Redesign Mar 26 2010
Drawing Title

South Elevation
North Elevation
Building Section



131 & 135 Trafalgar Road
Oakville, Ontario

Scale
1:100
Drawn by
H.Z.
Checked by
C.A.
10011
Mar 26, 2010



[APPENDIX III – CHAIN OF TITLE, TABLE NO. 1](#)

1. Chain of Title, Lot D, Block 31, Town of Oakville



**131 Trafalgar Road, Oakville
Heritage Impact Assessment**

Summary of Deed Abstracts, Block 25, Lot D, 131 Trafalgar Road, Oakville

Number	Instrument	Date	Date reg.	From	To	Description
	Crown Patent	26 March 1831			William Chisholm	
646	B&S	17 Sept. 1834	4 Nov. 1835	William Chisholm	Thomas Divine	All Lot D
73	B&S	2 Jan. 1844	31 Dec. 1847	Thomas Divine	Mary Hare	All Lot D
3917	B&S	1 Nov. 1907	9 Nov. 1907	Albert Hare	Charles David Carson	Lots D & E
4236	B&S	19-Aug-09	9 Sept. 1909	CD Carson	Wm C. Richardson	pt. Lot D (minus SE 35')
4256	B&S	11-Oct-09	16 Oct. 1909	CD Carson	John Wm Lyon	pt. Lots D&E as in 4235
4665	B&S	08-Jun-11	10-Jun-11	JW Lyon	Jamers Bulman Blakelock & John Thomas Parnaby	pt Lots D&E (15' of D & 35' of E)
5457	B&S	19-Jul-13	17 Sept. 1913	WC Richardson & JW Lyon	Allan Ashley Busby & Thomas Aston Blakelock	part Lot D (all D minus 15')
5469	B&S	18 Sept. 1913	26 Sept. 1913	AA Busby & TA Blakelock	AA Busby	part Lot D (36' on Dundas X 89')
5956	B&S	06-Apr-15	09-Apr-15	AA Busby	George Leslie	pt Lot D as in 5469
8209	B&S	21-Apr-22	01-May-22	George Leslie	James Russell Atkinson	pt Lot D as in 5956
11276	Grant	13-Jun-32	16-Jun-32	JR Atkinson	Otto W. Caven	pt Lot D as in 8209
97918	Grant	21-May-59	02-Jun-59	Erwin Francis Caven, exec. Jennie L. Caven wife of Otto	The Governing Council of the Salvation Army Canada East	pt Lot D as in 11276
284084	Grant	24 Sept. 1969	12 Nov. 1969	Gov. Coun. Salvation Army	Tim Donut Limited	pt Lot D as in 97918

Table 1 – Chain of Title, Lots D, Block 25, Town of Oakville



131 Trafalgar Road, Oakville
Heritage Impact Assessment

APPENDIX IV – FIRM PROFILE & CURRICULUM VITAE

AREA, Architects Rasch Eckler Associates Ltd. – Firm Profile

David Eckler, B.E.S., B.Arch., OAA, MRAIC – CV

Nancy Tausky, B.A., M. Phil., CAPHC – CV

AREA, Architects Rasch Eckler Associates Ltd. (AREA) is a full service firm, based in Toronto and operating across Canada, which specializes in the restoration and adaptive re-use of historic buildings, urban design for heritage streetscapes and approvals under the Ontario Heritage Act. AREA, having a firm history extending over 30 years of practice, is managed by 3 principals and has eight technical staff – including intern architects, interior designers and architectural technologists – with experience in the documentation and restoration of historic buildings and sites. Although we are qualified for heritage and museum projects, the members of our firm have also undertaken a wide range of institutional and commercial projects often involving the integration of historic components into new developments.

Our firm and its staff are members of various heritage associations and advisory boards across Canada. David Eckler, B.E.S., B.Arch., OAA, MRAIC is an active member in many heritage associations including the *Architectural Conservancy of Ontario Advisory Board*. He is a former Vice-Chair of *Heritage Toronto*, which advised Toronto City Council on heritage matters as a LACAC under the Heritage Act. Bernard Rasch, B.Arch., PPOAA, FRAIC, ARIBA has served on a number of heritage committees and boards including the Markham District Historical Society and City of York Historical Committee and the Metro Board of Management for The Guild from 1984 to 1998 where he served in many positions including Chair & Vice-Chair of the Board.

AREA has considerable experience with heritage facilities, façade improvements, restoration and conversions as indicated by the following projects (Toronto locations unless indicated):

Historical Façade Improvement Guidelines & Heritage Districts

- *Stouffville Main Street Revitalization*, 1998, DEA was presenter at workshop
- *Yonge Street Commercial Façade Improvement Program*, 1996, received City approval of grant
- *Woodstock Façade Improvement Program*, 1995, DEA initiated program for City
- *Hazelton-Yorkville Area Heritage Conservation District Study*, City-sponsored study
- *Fergus Downtown Community Masterplan & Design Guidelines*

Historic Museums, Institutional & Cultural Buildings

- Officers' Quarters (1830), Military & Naval Establishment, Discovery Harbour, Penetanguishene
- Spence Half-Way House Restoration (c. 1850), Muskoka Pioneer Village, Huntsville
- Sharon Temple Compound (1821), Sharon, York Region
- Heliconian Hall (first Olivet Sunday Schoolhouse, circa 1876), (Yorkville)
- Cedar Ridge Studio Gallery (1918), 225 Confederation Drive, (Scarborough)
- Aurora Historical Society Museum (1886 school), 22 Church Street, Aurora
- The Niagara Institute (early 20th.c), 9 Weatherstone Crt., Niagara on the Lake
- St. Lawrence Hall (1840) – renovations of town hall to accommodate National Ballet School

Historic House Restorations

- Jacob Ross House Restoration (1852), 108 Stayner Ave.
- William Wonch House Restoration (1840), 2777 Woodbine Ave., Markham
- Robert Milroy House Restoration (c. 1833), 7111 Reesor Rd., Markham
- McDougall Farmhouse (1893) Heritage Assessment, James Snow Parkway, Milton, ON
- Devonian House Restoration & Addition (circa 1923), 144 John St. E., Niagara on the Lake
- Savage House & Blacksmith Shop (c.1840), 1480 Derry Rd. E., Mississauga

Converted Historic Residences

- Old Post Inn (c. 1830), 367 Kingston Road East, Ajax
 - Valley Halla Villa (Jackson Residence, 1922), Toronto Zoo, Rouge Valley, Scarborough
 - Armour Heights Officer's Mess (1913, 'Strathrobyn'), Canadian Forces College, 215 Yonge Blvd.
 - Bellevue Daycare Centre (1887), 95 Bellevue Ave.
 - Gerrard & Bay Historic Houses (1860-1890), 68-84 Gerrard St. W.
 - Toronto French School Restoration (Sifton Estate, 1923), 294 - 318 Lawrence Ave. E.
-



EDUCATION

University of Waterloo
B.Arch (1985)
B.E.S. (1982)

MEMBERSHIPS

Ontario Association of
Architects
(Councillor & Chair Awards
Committee)

Royal Architectural Institute of
Canada

Canadian Association of
Professional Heritage
Consultants (CAPHC)

Architectural Conservancy of
Ontario Advisory Board

Society for the Study of
Architecture in Canada

CAREER SUMMARY

AREA, Architects Rasch
Eckler Associates Ltd.
President
2001 to Present

David Eckler Architect
1991 – 2001

Page & Steele Architects
1989 – 1991

Arthur Erickson Architects
1986 – 1989

DAVID ECKLER BES, B.Arch., OAA, MRAIC AREA, Architects Rasch Eckler Associates Ltd President & Principal – Senior Project Architect

David Eckler is the firm's principal and is responsible for the administration and design of all projects in the office. Mr. Eckler has over 15 years experience in the design of medium-size institutional facilities for government, non-profit agencies and other organizations including schools, community centres, museums and private galleries. Mr. Eckler is involved most particularly with the Concept Design, Design Development and Contract Documents phases of projects.

Mr. Eckler's previous firm *David Eckler Architect (DEA)*, established in 1992, specialized in heritage conservation including feasibility studies, preservation planning, infill projects within historic districts, adaptive re-use and building restoration. David is an active member in many architectural and heritage associations including the *Architectural Conservancy of Ontario Advisory Board*. He is a past member of the *Canadian Association of Professional Heritage Consultants* and is a former Vice-Chair of *Heritage Toronto*, which advised Toronto City Council on heritage matters as a LACAC under the Heritage Act and as an advisory board for the city's museums. Mr. Eckler has particular experience in the restoration of heritage properties that are located within public parks. An example of such a project is the restoration of the Officers' Quarters within the *Discovery Harbour* marine heritage park in Penetanguishene.

RELEVANT EXPERIENCE: Toronto location unless indicated

Heritage Restoration

- Wonch House (1840) Relocation & Restoration
- Third Church of Christ, Scientist (1928) Redevelopment
- Eglinton Hunt Club (1929) Condominiums
- Aurora Historical Society Museum (1886 school), 22 Church St.
- Officers' Barracks (1830), Discovery Harbour, Penetanguishene
- Savage House & Blacksmith Shop (c.1840), Mississauga
- Perry Street Fire Hall (circa 1889) Renovation, Woodstock
- Medical Arts Building Restoration (circa 1929)
- Heliconian Hall (first Olivet Church, 1876), Yorkville

Institutional Uses in Historic Residences

- Toronto French School (Sifton Estate, 1924) Restoration Plan
- Armour Heights Officers' Mess ('Strathrobyn' 1913), DND College
- Hutton House (1853) Community Centre, St. Marys
- Valley Halla Villa (Jackson Res., 1922), Toronto Zoo, Scarborough
- Bellevue Daycare Centre (1887)
- Adamson House (1927) Cawthra Estate Park, Port Credit

Heritage Planning, Parks & Streetscape Design

- Yorkville-Hazelton Avenue Heritage Conservation District
- Fergus Downtown Masterplan & Design Guidelines
- Yonge Street Commercial Façade Improvement Program
- Woodstock Façade Improvement Program
- Limehouse Kilns Heritage Masterplan, Halton Hills
- Ardmore Park Retirement Estates, St. Marys
- Fergus Downtown Masterplan & Park
- Great George Street Historic Streetscape, Charlottetown, PEI
- Confederation Commemorative Park, Charlottetown, PEI
- Gerrard & Bay Historic Houses (1860-1890) Mews Parkette
- Palazzo Alcalá Walled Garden, Madrid, Spain

RESUME

288 St. James St.
London, Ontario
N6A 1X3

Nancy Z. Tausky

EDUCATION

Degrees:

Hope College, Holland, Michigan (B.A., 1964)
Yale University, New Haven, Connecticut (M. Phil., 1967)

Fellowships, Honours, and Awards:

Certificate of Recognition from the Ontario Association of Architects and the London Society of Architects for an "outstanding contribution to the built environment and to the architectural profession" (October 2000)
Mayor's New Year's Honours List, 1996, "for outstanding contributions to architectural conservation in the City of London"
Canadian Historical Association Certificate of Merit for *Victorian Architecture in London and Southwestern Ontario: Symbols of Aspiration* (Univ. of Toronto Press, 1986)
Danforth Teaching Fellowship, Yale University
Yale University Fellowships
Woodrow Wilson Fellowship
Faculty Honours, Hope College

PROFESSIONAL EXPERIENCE IN THE FIELDS OF ARCHITECTURE AND HISTORY

Professional Positions

Professional Member
Canadian Association of Professional Heritage Consultants

Principal
Nancy Z. Tausky, Heritage Consultant
Research in Local and Architectural History
Analysis of Historic Buildings

Built Heritage and Historic Research Specialist
Archaeologix Incorporated, Archaeological Consultants

Selected Projects as a Heritage Consultant

Two separate studies of the architectural history of “Park Farm,” commissioned by the Parks and Recreation Department of the City of London (c. 1992, with Ron Koudys; 1993)

Built Heritage Assessment of the Hyde Park Community Planning Area Study, London, Ontario (1999, for Archaeologix Inc.)

History of the Talbot Block, London, Ontario, related to the Archaeological Assessment, Stage 4 Monitoring, Talbot Block Contaminated Soils Remediation (2000, for Archaeologix Inc.)

Study of the Jacob Estell Homestead, London Health Science Centre/ St. Joseph’s Health Centre, London, Ontario (2000, for Archaeologix Inc.)

Survey of the Forks Area, London, Ontario, Forks of the Thames Revitalization Project (2000, for Archaeologix Inc.)

History of Blackfriars Mill, Harris Park, City of London (2000, for Archaeologix, Inc.)

History of the Harris family, related to an archaeological investigation on the Eldon House property, London, Ontario (2000, for Archaeologix, Inc.)

History of Lots 17 and 19 of the town of New Aberdeen, now part of Kitchener, Ontario, in connection with Archaeological Assessment (Stages 3-4), AiHc-14, Huron Road Widening, City of Kitchener (2000, for Archaeologix, Inc.)

Historical Study of 1 Dundas Street, London, and its Environs, in connection with the Ivey Park Reconstruction (2001, for Archaeologix, Inc.)

Built Heritage Assessment for the Kilally East Area Plan, London, Ontario (2001, for Archaeologix, Inc.)

Built Heritage Assessment for the Uplands North Area Plan, London, Ontario (2002, for Archaeologix, Inc.)

History of Early Historical Sites on Lots 48 and 49, Concession A, Westminster Township, County of Middlesex, connected with the Stage 4 Archaeological Assessment, Riverbend Development Area. (2002, for Archaeologix, Inc.)

Interpretive Historical Plaques for the Golden Jubilee Square, London, Ontario (2002, with Parterre Landscape Design Associates, for Vafiades Landscape Architects)

Heritage Assessment of 78 Catharine Street North, City of Hamilton, Regional Municipality of Hamilton-Wentworth, Ontario (August 2003, with Archaeologix, Inc., for the Ministry of Transportation, Central Region, Ontario)

Built Heritage Assessment for the Bostwick East Area Plan, London, Ontario (September 2003, for Archaeologix, Inc.)

Built Heritage Assessment of 83 Scott Street and 1-5 Israel Place, Kitchener, Ontario (September 2003, for Timmins Martelle Heritage Consultants)

- Built Heritage Assessment for the Dingman Drive Area Plan, London, Ontario
(October 2003, for Archaeologix, Inc.)
- Built Heritage Assessment for the Airport Road South Area Plan, London, Ontario
(November 2003, for Archaeologix, Inc.)
- Heritage Assessment of 3805 Salem Road, Geographic Township of Pickering,
Regional Municipality of Durham, Ontario (November 2003, with Archaeologix,
Inc., for the Ministry of Transportation, Central Region, Ontario)
- Heritage Assessment of 268 Winchester Road West, Geographic Township of East
Whitby, City of Oshawa, Ontario (December 2003, with Archaeologix, Inc.,
for the Ministry of Transportation, Central Region, Ontario)
- Interpretive Plaques for the Elsie Perrin Williams Estate, London, Ontario (March
2004, for the Heritage London Foundation)
- Heritage Assessment of 5415 Solina Road, Geographic Township of Darlington,
Municipality of Clarington, Ontario (March 2004, with Archaeologix, Inc.,
for the Ministry of Transportation, Central Region, Ontario)
- Presentation before the Conservation Review Board concerning the Aeolian Hall/ East
London Town Hall (April 2004, for the City of London)
- Historical Study of the Wesleyan Cemetery on the Western Fair Grounds, London,
Ontario, Spring 2004, with Glen Curnoe, for Archaeologix, Inc.)
- Report on Mothballing Heritage Structures (June 2004, with Archaeologix, Inc., for
the Ministry of Transportation, Central Region, Ontario)
- Heritage Assessment of 5675 Thickson Road North, Geographic Township of Whitby,
Ontario (July 2004, with Archaeologix Inc., for the Ministry of Transportation,
Central Region, Ontario)
- Heritage Assessment of 725 Old York Rd., Geographic Township of West Flamborough,
Ontario (December 2004, with Archaeologix, Inc., for the Ministry of
Transportation, Central Region, Ontario)
- History of Hall's Mills (May 2005, for Archaeologix Inc.)
- Historical Study of North Branch Mills, London, Ontario (Spring, 2005, with Hilary
Neary, for Archaeologix, Inc.)
- Heritage Assessment of 823 Old York Rd., Geographic Township of East Flamborough,
Ontario, Regional Municipality of Halton (July 2005, with Archaeologix, Inc., for
the Ministry of Transportation, Central Region, Ontario)
- Built Heritage Assessment for the W12 Landfill Site Area Study, London, Ontario
(October 2005, for Archaeologix, Inc.)
- Built Heritage Assessment for the Old Victoria Area Plan, London, Ontario (January
2006, for Archaeologix, Inc.)

Heritage Assessment of 1915 Bloor St., Geographic Township of Darlington, Municipality of Clarington, Ontario (February 2006, with Archaeologix, Inc., for the Ministry of Transportation, Central Region, Ontario)

Heritage Assessment of the Martindale Road Underpass Bridge, St. Catharines, Ontario (May 2006, with Archaeologix Inc. and Historical Research, for the Ministry of Transportation, Central Region, Ontario)

Heritage Impact Study of 6571 Tremaine Road, Geographic Township of Trafalgar, Town of Milton, Ontario (June 2006, with Archaeologix Inc., for Mattamy Homes, Halton Division)

Heritage Impact Study of 6400 Tremaine Road, Geographic Township of Nelson, Town of Milton, Ontario (July 2006, with Archaeologix Inc., for Mattamy Homes, Halton Division)

Built Heritage Study, Stage 1, Highway 24 Transportation Corridor Planning, Preliminary Design, and Environmental Assessment Study (August 2006, with Timmins-Martelle Heritage Consultants for the Ministry of Transportation, Southwestern Region, Ontario)

Built Heritage Study, Stage 1, Highway 7 & 8 Transportation Corridor Planning and Class EA Study from Greater Stratford to the New Hamburg Area (October 2007, with Timmins-Martelle Heritage Consultants for the Ministry of Transportation, Southwestern Region, Ontario)

Inventory and Assessment of Historic Buildings, Landscapes, and Values of Several Communities in the Durham Region (December 2007, with Archaeologix Inc., for the Ontario Ministry of Transportation, Central Region)

Built Heritage and Cultural Landscape Assessment, St. Mary's Flamborough Quarry Haul Route Study, Geographic Townships of Flamborough East and Nassagaweya, City of Hamilton and Regional Municipality of Halton, Ontario (March 2008, with Archaeologix)

Built Heritage Assessment and Cultural Landscape Study for Class EA Assessment, Shell Refinery Project, St. Clair Township, Lambton County, Ontario (April 2008, with Archaeologix Inc.)

Built Heritage Assessment, South Bostwick Area Study, London, Ontario (July 2008, with Archaeologix Inc.)

Built Heritage Assessment, 1577 Wilton Grove Road, London Ontario (July 2008, for Sun Life Assurance Co., with Archaeologix Inc.)

Built Heritage Assessment, 6607 First Line, Milton, Ontario (September 2008, for Mattamy Homes, with Archaeologix Inc.)

In Progress

Heritage Assessment of the Etobicoke River Bridge and the Credit River Bridge on the Queen Elizabeth Way (with Archaeologix Inc. and Historical Research for the Ministry of Transportation, Central Region, Ontario)

Heritage Impact Assessment of 6270 Tremaine Road, Geographic Township of Nelson
(with Archaeologix Inc., for Mattamy Homes, Halton Division)

Built Heritage Assessment and Cultural Landscape Study of Acton Quarry, Acton,
Ontario (with Archaeologix Inc., for St. Lawrence Cement Co.)
Historical Interpretive Program for Phase IV of the Forks of the Thames Development in
London, Ontario (with Ron Koudys, Landscape Architect, for the City of
London)

Built Heritage Assessment, 234 Tilt Drive, Kitchener Ontario (for MHBC, with
Archaeologix Inc.)

Built Heritage Study, Stage 2, Highway 24 Transportation Corridor Planning,
Preliminary Design, and Environmental Assessment Study (with Timmins-
Martelle Heritage Consultants for the Ministry of Transportation,
Southwestern Region, Ontario)

Selected Publications

Victorian Architecture in London and Southwestern Ontario: Symbols of Aspiration.
Toronto: University of Toronto Press, 1986. 493 pp. Co-authored with Lynne
D. DiStefano.

Symbols of Aspiration: Victorian Architecture in London and Southwestern Ontario.
London: London Regional Art Gallery, 1986. A catalogue. 18 pp. Co-
authored with Lynne DiStefano; introductory essay by N. Tausky.

“Memorials in Paper and Stone: Records of the Robert Flint Family.” *Simcoe’s Choice:
Celebrating London’s Bicentennial, 1793-1993.* Ed. Guy St. Denis.
Toronto:
Dundurn Press, 1992. 137-66.

London: From Site to City. Illus. Louis Taylor. Peterborough, Ont.: Broadview Press,
1993.

“Layers of Time: The Architecture of Downtown London,” *Downtown London, Layers
of Time.* Ed. Michael Baker. London, Ont: The London Advisory Committee on
Heritage and The London Regional Art and Historical Museums, 1998. 2-29.

“Grand Avenue.” *London Street Names.* Ed. Michael Baker and Hilary Bates Neary.
Toronto: James Lorimer, 2004

“Robert and Hannah Flint,” “George F. Durand,” “Annie Pixley,” “William Robinson,”
“Jane Darch,” “Marion Keith (Mary Esther [Miller] MacGregor).” *100
Fascinating Londoners.* Ed. Michael Baker and Hilary Bates Neary. Toronto:
James Lorimer, 2005.

Work in Progress

Revision of *Goldwin Smith in Canada: A Bystander and a Meddler.* Draft completed
by Thomas E. Tausky before his death in 2001. To be published by McGill-
Queens University Press.

Selected Papers and Addresses

- “From Columns to Concrete: Movements in Twentieth-Century Architecture.” Lecture presented to the Architectural Conservancy of Ontario, London Branch. November 2005.
- “ ‘Vernacularity’ and Institutional Architecture.” Paper delivered at conference on “Vernacularity,” sponsored by the Medieval and Renaissance Seminar, University of Western Ontario. 5 March 1999.
- “The Role of Its Site in London’s Growth as a City.” Lecture sponsored by the London Public Library and the Architectural Conservancy of Ontario, London Branch, 3 May 1995.
- “The Secret Lives of London Buildings.” Lecture presented at the London Art and Historical Museums, 9 June 1992.
- “Houses of Dreams: Experiences of Place, Self, and History in the Works of Lucy Maud Montgomery.” Delivered in ACCUTE/ACQL Joint Session, 25 May 1992.
- Panelist, Workshop on “The Queen Anne Style in Ontario.” Annual Provincial Conference of the Architectural Conservancy of Ontario, April 1991.
- “The Victorian House and what an Ontario Home Should Be.” Keynote address at provincial conference of Architectural Conservancy of Ontario, May 14, 1988.
- “Designing in Brick.” Presented at the Agnes Etherington Art Centre, Queen's University, November 29, 1987 (in collaboration with Lynne DiStefano).
- “Interiors as a Touchstone of Architectural Style in Late Victorian London Houses.” Presented at a conference entitled Recent Research in Canadian Architecture, held at the University of Toronto and York University, February 20 and 21, 1987.
- “An Introduction to the Architecture of Robinson, Durand, and Moore.” Presented at York University, September 26, 1986 (in collaboration with Lynne DiStefano).

Curatorial Experience

Guest Curator, with Lynne DiStefano, of an exhibition entitled “Symbols of Aspiration: Victorian Architecture in London and Southwestern Ontario.” The exhibition opened at the London Regional Art Gallery in May 1986, after which it travelled to several other Canadian galleries.

Teaching

Courses on the concept of the ideal home in the nineteenth century, offered through the Women’s Studies program at the University of Western Ontario in 1993, 1998, and 2002.

A course on church architecture and stained glass, taught in collaboration with Ted Goodden and Lynne DiStefano through the Faculty of Part-Time Studies and Continuing Education. Spring, 1989.

**PROFESSIONAL EXPERIENCE RELATED TO THE
TEACHING OF ENGLISH**

Teaching Assistant, Department of English, Yale University, 1967-68

Lecturer, Department of English, Brescia College, 1968-69

Adjunct Lecturer, Department of English, University of Western Ontario, 1971-83,
1986-2008

COMMUNITY ACTIVITIES

LACH Ad hoc Committee on Heritage Conservation Districts, 2000-2006

Heritage Advisor, Hellmuth-St. James Neighbourhood Association, 1999-2008

Heritage Sector Steering Committee, 1999-2000

The Mayor's Downtown Action Team on Heritage
Chair, 1997-1999

The Mayor's Downtown Action Team
Heritage Sector Representative, 1995-1997

The Mayor's Downtown Action Team Heritage Committee
Chair, 1995-1997

Local Architectural Conservation Advisory Committee to City Council
Appointed for a three-year term as a member-at-large in 1988 and 1991
Chair, 1992-95 (Term extended at request of City Council, to allow
implementation of a more broadly based Advisory Committee on
Heritage)

Vice-Chair, 1989-92

Chair, Ad Hoc Committee to prepare Reasons for Designation of the
Talbot Streetscape, 1989

Chair, Ad Hoc Committee to establish an Architectural and
Archaeological Assessment Policy, 1991-92

Chair, Ad Hoc Committee to co-ordinate revisions to the *Inventory of
Heritage Resources*

Member of the Architectural Review Sub-Committee, 1988-95

Member of the Editorial Sub-Committee, 1990-91

Member of the Steering Committee overseeing a book on London's
Commercial Core, 1993-95

The Architectural Conservancy of Ontario

Member of the Executive of the London Branch, 1983 - 2008

London Editor of the Conservancy's publication, *Acorn*, 1983-90