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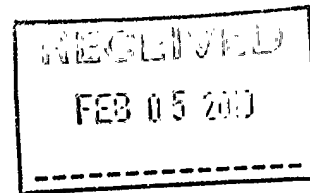
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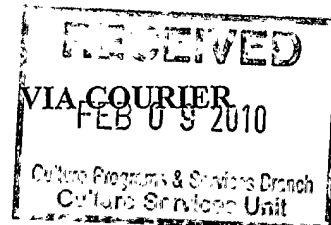
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OAKVILLE



February 4, 2010



Ontario Heritage Trust
10 Adelaide street East
Toronto, ON M5C 1J3

First Rose Development Inc.
c/o Russell D. Cheeseman
Barrister and Solicitor
BCE Place
2310-181 Bay Street
Toronto, ON M5J 2T3

Dear Sirs and/or Madames:

Subject: Notice of Heritage Designation
131 Trafalgar Road, Oakville, Ontario

Attached please find the Notice of Heritage Designation together with By-law 2010-023 with respect to the heritage designation of 131 Trafalgar Road, Oakville, Ontario which is served upon you in accordance with section 29(6) of the *Ontario Heritage Act*, R.S.O. 1990, c.18.

Sincerely,

Kelly-Anne Lanaus
Legislative Coordinator

Encls.

c.c. C. Best, Town Clerk
D. Anderson, Director of Planning Services
D. Baker, Assistant Town Solicitor
M. Seaman, Manager of Heritage Planning



NOTICE OF HERITAGE DESIGNATION

131 Trafalgar Road, Oakville, Ontario

TAKE NOTICE that Oakville Town Council, on January 25, 2010, resolved to pass By-law 2010-023 to designate PLAN 1 BLK 25 LOT A RP; 20R7607 PART 2 PT municipally known as 131 Trafalgar Road under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. 18, as a property of cultural heritage value and interest.

Cultural Heritage Value and Interest:

The subject house has architectural value as an adapted variation of a "Bungalow Style" home with red brick exterior with shingle accents. The house was one of the first of many houses built in Oakville by the Blakelock Brothers. Thomas and James Blakelock owned Blakelock Brothers' Lumber Mill on Randall Street, located on the northeast corner of the same block as the subject property. Established in 1912, the company constructed numerous homes in the area in the early 20th century. Thomas Blakelock was later Mayor of Oakville, MPP for 14 years, and Warden of Halton County. The subject property has contextual value as a part of a concentration of homes of similar vintage associated with Thomas Blakelock and as a reminder of this once thriving residential neighbourhood. This house contributes to the historical character of the street and helps to anchor this entrance into the historic downtown.

Description of Heritage Attributes:

The Reasons for Designation include the following heritage attributes and apply to all elevations and the roof including all facades, entrances, windows, chimneys, and trim, together with construction materials of wood, brick, stone, plaster parging, metal and glazing, their related building techniques and landscape features:

Exterior Elements:

- Form of the building, including the roof, roof dormers and front porch;
- Brick cladding and brick posts on porch;
- Concrete sills;
- Wood shingles; and,
- Placement of window openings.

MORE INFORMATION: Any inquiries may be directed to Michael Seaman, Manager of Heritage Planning at 905-845-6601, extension 3873 or by email at mseaman@oakville.ca

Cathie Best, Town Clerk



OAKVILLE

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2010-023

A by-law to designate 131 Trafalgar Road as a property of historical, architectural and/or contextual significance.

WHEREAS pursuant to Part IV of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, the Council of a municipality is authorized to enact by-laws to designate a real property, including all buildings and structures thereon, to be of cultural heritage value or interest;

WHEREAS the municipal council of the Corporation of the Town of Oakville has cause to be served on the owners of the lands and premises at:

131 Trafalgar Road
Oakville, ON

and upon the Ontario Heritage Trust, notice of intention to designate 131 Trafalgar Road and a statement of the reasons for the proposed designation, and further, has caused said notice of intention to be published in the *Oakville Beaver*, being a newspaper of general circulation in the municipality;

AND WHEREAS no notice of objection to the proposed designation has been served on the municipality;

AND WHEREAS the reasons for designation are set out in Schedule "B" attached hereto and form part of this By-law;

COUNCIL ENACTS AS FOLLOWS:

1. THAT the following real property, more particularly described in Schedule "A" attached hereto and forming part of this By-law is hereby designated as being of cultural heritage value or interest:

131 Trafalgar Road
Town of Oakville
The Regional Municipality of Halton



2. THAT the Town solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule "A" attached hereto at the Land Registry Office.

PASSED this 25th day of January, 2010.

A handwritten signature in black ink, appearing to be 'Rob Burton'.

Rob Burton

MAYOR

A handwritten signature in black ink, appearing to be 'Vicki Tytaneck'.

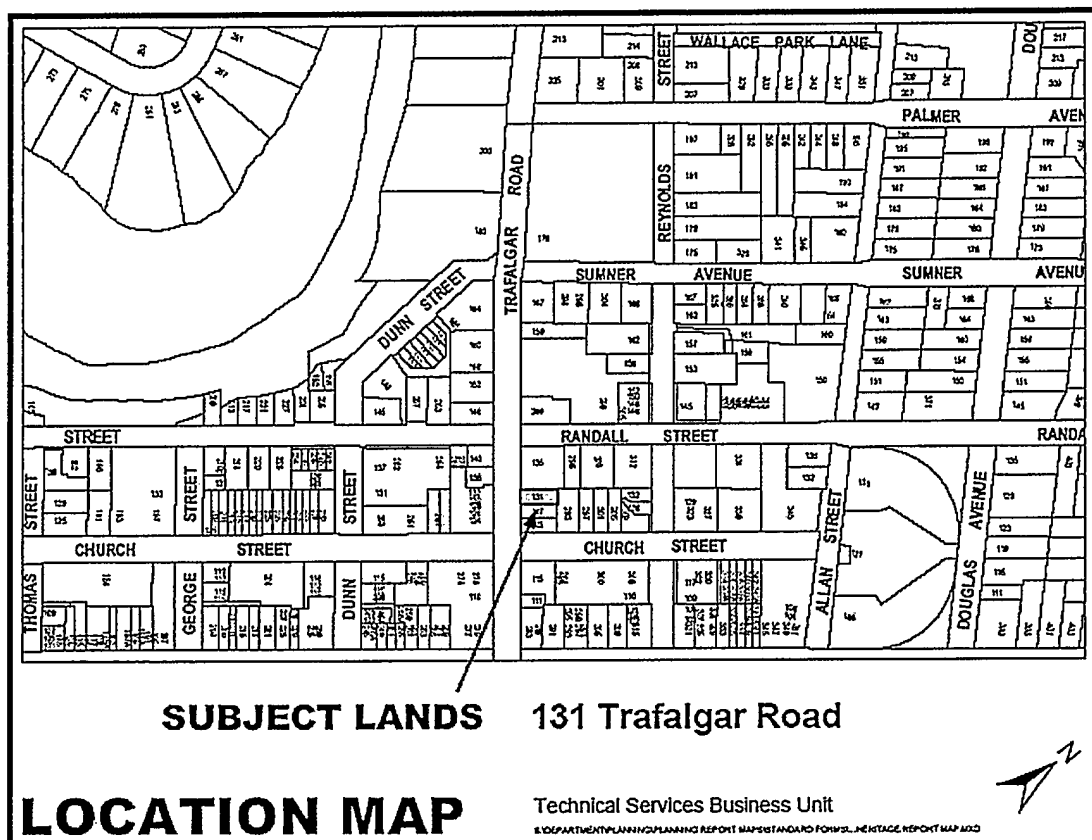
Vicki Tytaneck

A/CLERK

SCHEDULE "A" TO BY-LAW 2010-023

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

PLAN 1 BLK 25 PT LOT D RP;20R7607 PART 2 PT
Town of Oakville, Regional Municipality of Halton



**SCHEDULE "B" TO
BY-LAW 2010-023****STATEMENT OF SIGNIFICANCE****Description of Property**

The subject property is located on the east side of Trafalgar Road between Church and Randall Streets. The property includes one brick house which has been used as a commercial property.

Statement of Cultural Heritage Value***Design Value or Physical Value***

The subject house has architectural value as an adapted variation of a "Bungalow Style" home with red brick exterior with shingle accents. The Bungalow Style was popular in North America from 1900-1945 and was brought to Canada in the early 1910s. Fire Insurance Maps confirm an estimated date of construction for this house between 1911 and 1912, putting this house among the earliest bungalows to be built in Oakville.

The house was also one of the first of many houses built in Oakville by the local building company the Blakelock Brothers and is an example of the quality of buildings produced by this company. The Blakelock Brothers were one of the most successful builders in Oakville in the first half of the 20th century.

Historical Value or Associative Value

This property has historical value for its association with the prominent local family, the Blakelocks. The subject house, along with the two brick houses directly to the south of it, were constructed by the Blakelock Brothers and the subject house is believed to be one of the first homes built by the company.

Thomas and James Blakelock owned Blakelock Brothers' Lumber Mill on Randall Street, located on the northeast corner of the same block as the subject property. Established in 1912, the company constructed numerous homes in the area in the early 20th century. Thomas Blakelock was later Mayor of Oakville, MPP for 14 years, and Warden of Halton County.



Contextual Value

The subject property has contextual value as part of a concentration of homes of similar vintage associated with Thomas Blakelock and as a reminder of this once thriving residential neighbourhood. The subject building is one of eight historic houses remaining on this block, including the houses at 123 and 127 Trafalgar Road, 293 and 297 Church Street, 128 and 132 Reynolds Street, and 296 Randall Street, all of which are listed heritage properties.

Trafalgar Road, historically known as Dundas Street and also Station Road, has been a main thoroughfare in Oakville since the town's early beginnings, and continues to act as the main entrance into the downtown from the north. In conjunction with the designated heritage properties at 136 and 140 Trafalgar Road and the listed heritage properties at 123 and 127 Trafalgar Road, this house contributes to the historical character of the street and helps to anchor this entrance into the historic downtown.

Description of Heritage Attributes

The Reasons for Designation include the following heritage attributes and apply to all exterior elevations and the roof including all facades, entrances, windows, chimneys, and trim, together with construction materials of wood, brick, stone, plaster parging, metal and glazing, their related building techniques and landscape features:

- Form of the building, including the roof, roof dormers and front porch;
- Brick cladding and brick posts on porch;
- Concrete sills;
- Wood shingles; and,
- Placement of window openings.



Explanatory Note

Re: Heritage Designation By-law No. 2010-023

By-law Number 2010-023 the following purpose and effect:

To designate the property at 131 Trafalgar Road as a property of cultural heritage value or interest pursuant to the provisions of the *Ontario Heritage Act*, R.S.O., 1990, Chapter O.18, Part IV, Section 29.