

APPENDIX F

Cultural Heritage Evaluation Report
Dorland House
127 Trafalgar Road, Oakville, Ontario



127 Trafalgar Road, 2024. Source: *Town of Oakville Planning Services Staff*

Town of Oakville
Heritage Planning
Authors: Kristen McLaughlin, Carolyn Van Sligtenhorst
October 2024

1. Executive Summary

The purpose of this Cultural Heritage Evaluation Report, or CHER, is to determine if the subject property merits designation under Part IV, section 29 of the *Ontario Heritage Act* (OHA). A Cultural Heritage Evaluation Report (CHER) provides an overview of the property based on primary and secondary research and visual inspection of the property. It also includes an evaluation against the prescribed criteria of Ontario Regulation 9/06, including design/physical value, historical/associative value, and contextual value. This CHER also includes a draft Statement of Cultural Heritage Value or Interest and identification of heritage attributes.

The designation of heritage properties is legislated by the OHA and is supported at a provincial level by the Provincial Policy Statement (2020) and the Growth Plan for the Greater Golden Horseshoe (2019). The conservation of cultural heritage resources is also supported by the Region of Halton Official Plan, the Livable Oakville Plan, the North Oakville East Secondary Plan, and the North Oakville West Secondary Plan.

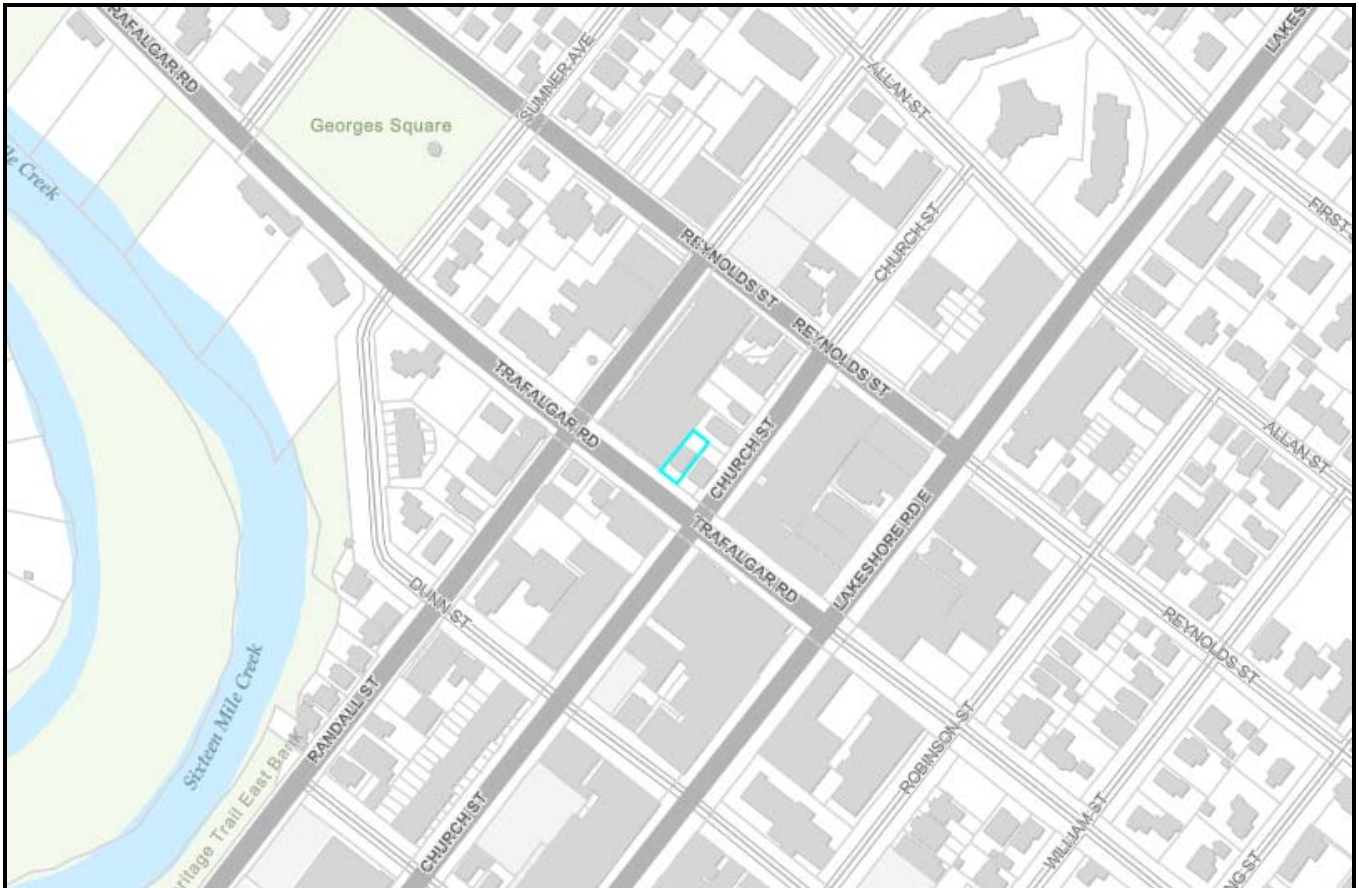
The property at 127 Trafalgar Road is located on the east side of Trafalgar Road between Randall Street and Church Street. The property is located within the territory covered by Treaty 22, which was signed in 1820 between the Mississaugas and the British Crown. The property was added as a 'listed' property to Oakville's *Register of Properties of Cultural Heritage Value or Interest (NOT Designated)* in 2009 for its "potential cultural heritage value for its c.1900 Edwardian style brick house." It was originally owned by Charles Baldwin Dorland and built by the Blakelock Brothers.

This CHER has evaluated the property in accordance with the requirements of the OHA and finds that the property meets four of the criteria of Regulation 9/06. It is therefore recommended that the property be designated under Part IV, section 29 of the OHA.

The findings presented in this report are based on professional research and guidance. Future discovery of additional sources or interpretations may affect the conclusions.

2. Subject Property

The property at 127 Trafalgar Road is located on the east side of Trafalgar Road between Randall Street and Church Street in downtown Oakville. The property is located within the territory covered by Treaty 22, which was signed in 1820 between the Mississaugas and the British Crown. It was historically a part of Block 25, Lot D. The property contains a detached two-and-a-half-storey house, built 1915, known as the Dorland House.



Location map: Subject property is outlined blue. August 2024. Source: Town of Oakville GIS

Legal description: PT LT D, BLK 25, PL 1, AS IN 817997, T/W 817997; OAKVILLE

3. Background Research

Design and Physical Value

The subject building at 127 Trafalgar Road is a two-and-a-half-storey brick house, now a commercial structure. The house has design and physical value as a representative example of an Edwardian brick house with Queen Anne influences. It is known as the Dorland House.



West (front) and south elevations of the building, 2024. Source: Town of Oakville Planning Services Staff

Edwardian Architecture (1900-1930)

Edwardian architecture emerged in the early 1900s as a reaction against busy Victorian architecture. The style emphasized simplified, balanced, and formal composition.¹ It was influenced by the Beaux-Arts movement, which focused on a reinterpretation of classical architecture by combining elements of the Greek, Roman, and Renaissance elements to create a more modern style.² A simplified residential version of this style became popular in Ontario and was known as Edwardian Classicism. Typical of the style is a square house with a hipped roof and central dormer, smooth red brick surfaces, tall balanced chimneys, and projecting frontispieces. The porch often has columns on brick piers, and the house typically has many windows, laid out in a formal and mostly symmetrical composition.³

¹ Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms 1784 to Present*, pg. 166

² Mikel, Robert. *Ontario House Styles: The distinctive architecture of the province's 18th and 19th century homes*, pg. 111

³ Mikel, Robert. *Ontario House Styles: The distinctive architecture of the province's 18th and 19th century homes*, pg. 113

Queen Anne Revival Architecture (1890-1914)

Queen Anne architecture is influenced by medieval asymmetrical English country houses, with an assortment of turrets, towers, porches, gables, and roofs.⁴ Typical of the North American design is the asymmetrical shape, the tower with the conical peak, and multi-sloped roofs.⁵ The chimneys are top heavy, their sides embellished with patterned brickwork.⁶ Windows can vary in size and shape and eaves are often flared. The result is an eclectic and whimsical style with highly decorated surfaces and a multitude of decorative features.⁷ Covered porches and balconies often contained decorative arches, brackets, columns and bargeboard.⁸

Subject Property Description

The property at 127 Trafalgar Road retains several architectural elements of both its influential architectural styles that make the subject property an important element of the history and character of the neighbourhood. It was converted to commercial space around 1980 but before that served as residential home. The structure is transitional in style, with a largely Edwardian form with details influenced by Queen Anne style.



West (front) elevation of the building, 2024. Source: Town of Oakville Planning Services Staff

The house is in the standard square shape of Edwardian houses. This style of house is colloquially called a ‘four square’ house because the main floor was comprised of four rooms – foyer, dining room, parlour and kitchen. The house has a simple hip roof with deep eaves, with a front gable recessed into the roof on the front elevation and a hip-roofed dormer on the rear elevation. The Queen Anne influence can be seen in this front gable on the right and the upper bay window on the left, as together they add articulation to the simple Edwardian form and create an asymmetrical appearance.

⁴ Mikel, Robert. *Ontario House Styles: The distinctive architecture of the province’s 18th and 19th century homes*, pg. 91

⁵ Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms 1784 to Present*, pg. 102

⁶ Ibid.

⁷ Ibid.

⁸ Ibid.



127 Trafalgar circa 1989. Source: Oakville Historical Society

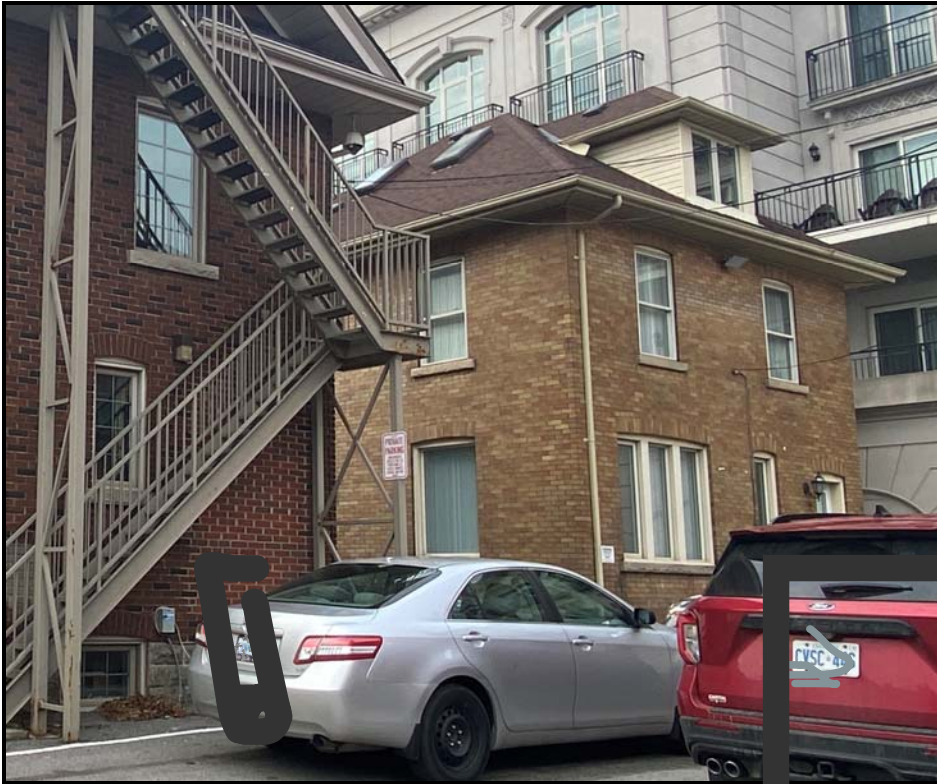
The structure is clad in smooth buff brick in a running bond pattern. Brick voussoirs are installed over window and door openings. There is a full brick chimney on the south elevation and a partial brick chimney on the north elevation. The front gable is clad in wood fish scale shingles, a Queen Anne detail. The house has a concrete foundation, with dressed concrete blocks used above grade for a finished look.



Fish scale cladding on the gable. Source: Town of Oakville Planning and Development Staff



West and south elevations. Source: Town of Oakville Planning and Development Staff



Rear elevation. Source: Town of Oakville Planning and Development



Roof shape with the central dormer at the rear. *Source: Google*

The front porch is typical of the Edwardian style, with brick columns and a partial low brick railing with stone caps. The porch was originally open but by the 1980s, it was filled in with windows and an entrance door. Originally, the porch would have had wood railings, which can be seen in the 1960s image below.



1960s photo showing the open porch. *Source: Town of Oakville files*

The house generally retains its original fenestration with windows laid out in an orderly, fairly symmetrical, pattern. Most window openings are segmentally arched with brick voussoirs above and stone sills below. The original windows were mostly one-over wood sash windows, a common window style in Edwardian homes. In the front gable is an original wood palladium window, a common feature of the Queen Anne style. The window features intricate dentilled trim on the top. The palladium style window is present in a number of other homes constructed by the Blakelock Brothers.

There is also a bay window on the second storey that is covered in aluminum, but the original wood panel detail is likely still underneath—it is visible in a Town of Oakville photo taken in the 1980s.



Original bay window detailing. *Source: Town of Oakville files*

In summary, the house has design value as a representative example of an Edwardian brick house with Queen Anne influences. It retains heritage features such as: its two-and-a-half storey form with hipped roof with front gable with rear hipped dormer; brick cladding with fish scale shingles in the gable; original fenestration on the north, east, south, and west elevation; segmentally arched window openings with brick voussoirs and stone sills; projecting bay window on the west elevation; palladium window with dentil detailing in the west elevation gable; tall brick chimney; and front porch with square brick columns.

Historical and Associative Value

The property at 127 Trafalgar Road is located on lands that were part of the traditional territory of the Mississaugas of the Credit First Nation. In 1805, the Mississaugas and the British Crown reached an agreement in which the Mississaugas ceded almost 71,000 acres of land. In return they were given £1000 of trade goods, promised the sole right of the fisheries in the Twelve Mile Creek, Sixteen Mile Creek, and the Credit River, and a strip of land on the banks of these waterways. The agreement was formalized with the signing of the Head of the Lake Treaty, No. 14, on September 5, 1806.⁹

The land outside of the waterway reserves kept by the Mississauga was divided up by the Crown. The creek lands were ceded by the Mississauga in Treaty No. 22, which was signed in February of 1820, when the Mississaugas were experiencing duress due to land encroachment, the depletion of fish stocks, and a population that was in severe decline. Treaty 22 stipulated that in exchange for ceding “about 20,000” acres of their land to the British Crown, the Mississaugas would receive a 200-acre parcel of land on the Credit River, and the profits from the sale of the remaining lands on the Twelve and Sixteen Mile Creeks.¹⁰ The subject property is in the territory of Treaty No. 22.¹¹



Wilmot's Trafalgar Township Survey, 1806, with Lot 13, Third Concession South of Dundas Street highlighted in yellow. Source: Archives of Ontario

The subject area was known as the Third Concession South of Dundas Street, Lot 13. It was granted to William Chisholm in 1831. In 1831, William Chisholm, a farmer, businessman, and political figure from Nelson Township, now part of Burlington, Ontario, purchased 1,000 acres of land at the mouth of Sixteen Mile Creek from the Crown.¹² William Chisholm then had the land he purchased subdivided into different blocks and lots, which

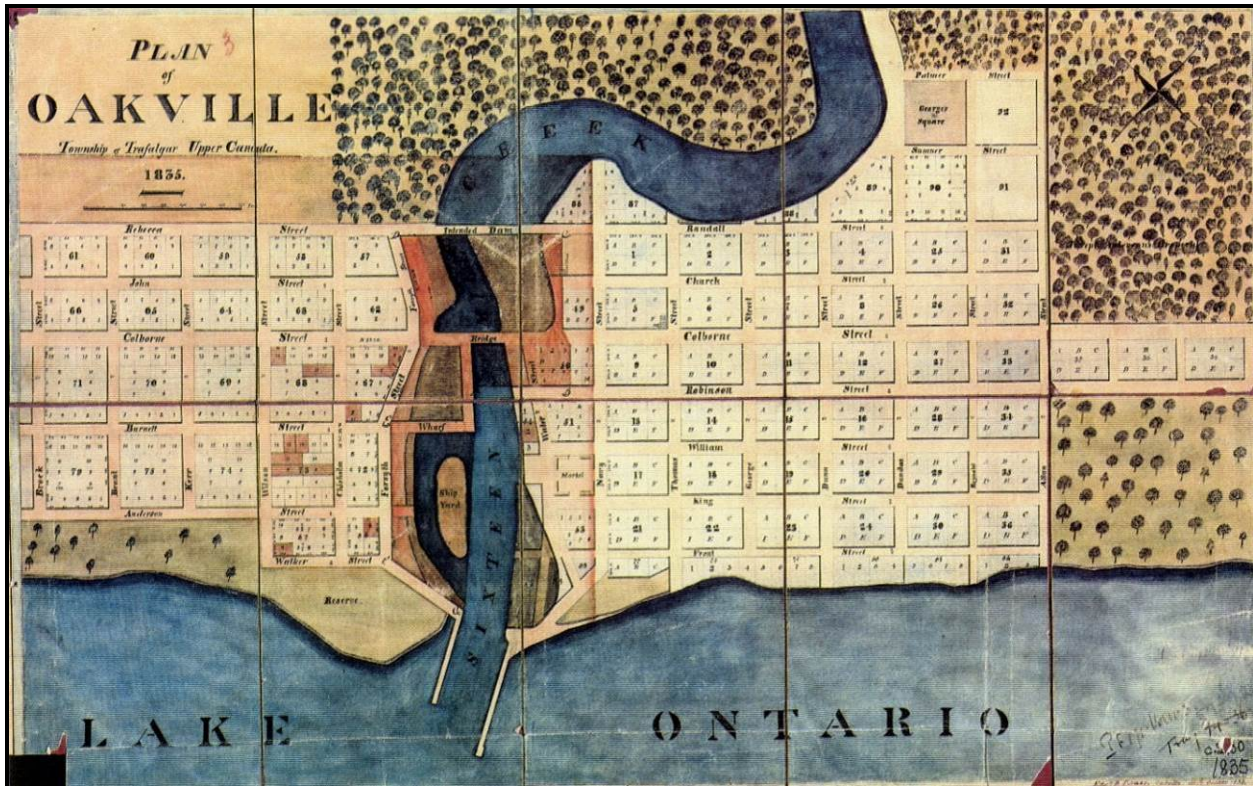
⁹ Debwewin: The Oakville Truth Project, *Treaties 2 & 23, 1820*, pg. 9

¹⁰ Debwewin: The Oakville Truth Project, *Treaties 22 & 23, 1820*, pg. 10

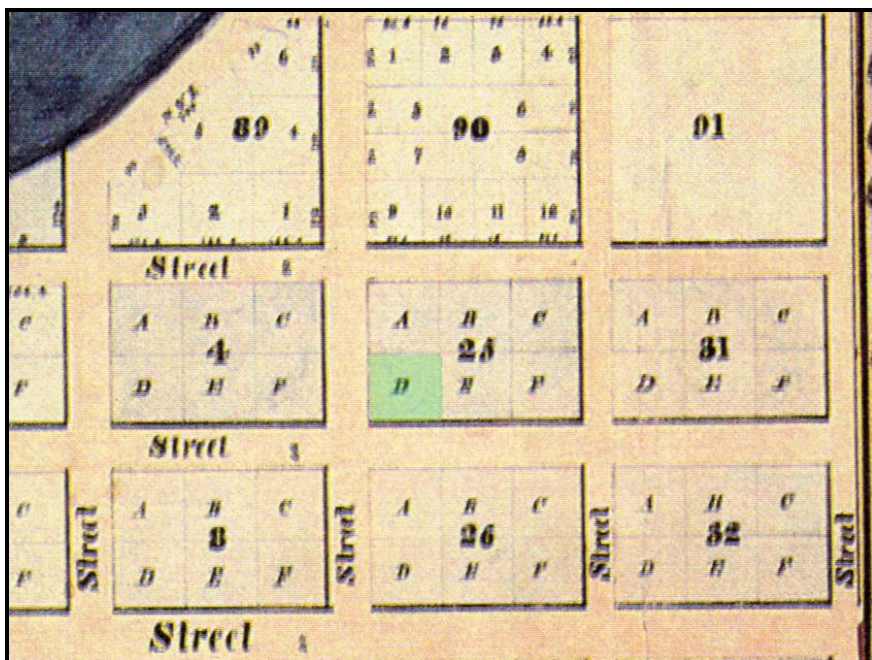
¹¹ 1806 Wilmot Survey; Mississaugas of the Credit GIS Treaty Map

¹² Ministry of Natural Resources, Crown Grant, wherein William Chisholm of Nelson Township purchased 1,000 acres of Crown land for £1,020, on the 25th of March 1831

make up the historical Town of Oakville as seen in the map below. Chisholm is widely recognized as the founder of the Village of Oakville. The subject property was built on Block 25, Lot D of this plan (Plan 1) of Oakville.



Edward B. Palmer's, Plan of Oakville, Township of Trafalgar Upper Canada 1835. Source: Oakville Historical Society



Close-up of the historical lot from the same map.

Below is a summary of the owners of the property from the Crown patent to the current owners. Some owners held the property for relatively short periods of time. In many cases, information about the purchasers was limited to only that contained within the real estate transaction documents. As such, not all owners will be

discussed in the CHER. Rather, the focus will be on persons of note, with a focus on the most likely candidate to have built, or commissioned the construction of, the property's building or buildings; on anyone who was significant to the community; or on anyone who lived on the subject property for an extended period.

Name of Owner(s)	Acreage or Lot	Years of Ownership
Crown	200 acres	1806-1831
William Chisholm	Plan 1, Block 25, Lot D	1831-1834
Thomas Divine	Ibid.	1834-1844
Mary L. Hare	Ibid.	1844-1855
Her son, Albert Hare	Ibid.	1855-1907
CD Carson	Ibid., plus another Lot (Lot E)	1907-1909
William Richardson	Part of Lot D	1909-1913
Allan A. Busby	Ibid.	1913
Thomas A. Blakelock	Ibid.	1913-1915
Charles B. Dorland	Ibid.	1915-1921
Hannah Dorland	Ibid.	1921-1926
Elizabeth Bernice Smith and Mary Burkitt	Ibid.	1926-1934
Mary Lois McKay	Ibid.	1934-1945
Ethel Kelley and Mary Kelley	Ibid.	1945-1964
Mary Kelley	Ibid.	1964-1980
Di-Na Builders	Ibid.	1980-1994
TD Bank	Ibid.	1994
Current owners	Ibid.	1994-present

In 1834, William Chisholm sold Block 25 Lot D to Thomas Divine, who then sold it to Mary Hare in 1844.¹³ She also bought neighbouring Lot E from Chisholm—these two lots would continue to be connected for a long period of time.¹⁴ Mary Hare then sold her holdings to her husband, John Hare.¹⁵ In 1861, John Hare and his children, along with a new wife, Johanna, were listed as living in a one-and-a-half storey house on the property. He was listed as a mason and Johanna was his new wife.¹⁶ The Hare family lived on Lot D and E for quite a while; Johanna is listed there in the 1871 census, with two buildings (one dwelling and one outbuilding). She was at that point a widow and 43 years old and worked as a servant. She grew vegetables such as turnips, carrots and potatoes on the property.¹⁷ By 1881, her son Albert was listed as the homeowner in the assessment rolls but was likely renting out the house over the next twenty years, as he worked in Toronto.¹⁸

In the 1893 assessment rolls, two houses are recorded on Lots D and E, one assessed at \$500 (occupied) and the other at \$300 (vacant). This situation remained unchanged through to 1899. In the 1901 census, one person, Jennet Smeaton, is listed as living there. In 1907, Albert Hare sold Lots D and E to C.D. Carson for \$900.¹⁹

Charles David Carson was a successful and well-known contractor in Oakville, who had helped to purchase and build many of the houses in Orchard Park, in east Oakville, as well as numerous other houses and structures in Oakville. He may have intended to build on Block 25 but instead sold off Lot D, at least, without building any

¹³ LRO Instrument 73, being a Bill and Sale, dated January 2, 1844, between Thomas Divine and wife and Mary Hare, wife of John Hare

¹⁴ Architects Rasch Eckler Associates Ltd., "131 Trafalgar Road, Oakville Heritage Impact Assessment", 2010, pg. 8

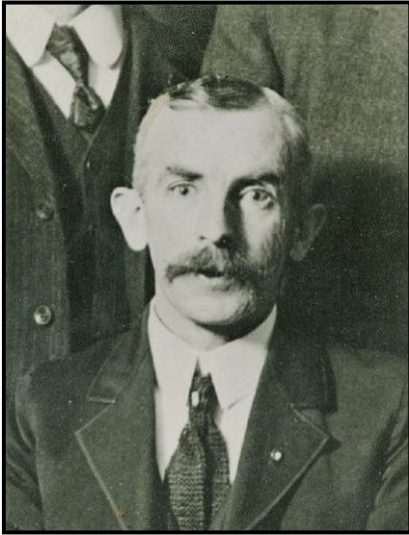
¹⁵ LRO Instrument 299, being a Will, dated December 31, 1855, between Mary Hare and John Hare.

¹⁶ 1861 Census of Canada

¹⁷ 1871 Census of Canada

¹⁸ 1871 and 1891 Census of Canada; Town of Oakville Public Library, *Town of Oakville Assessment Rolls, 1881*; Architects Rasch Eckler Associates Ltd., "131 Trafalgar Road, Oakville Heritage Impact Assessment", 2010

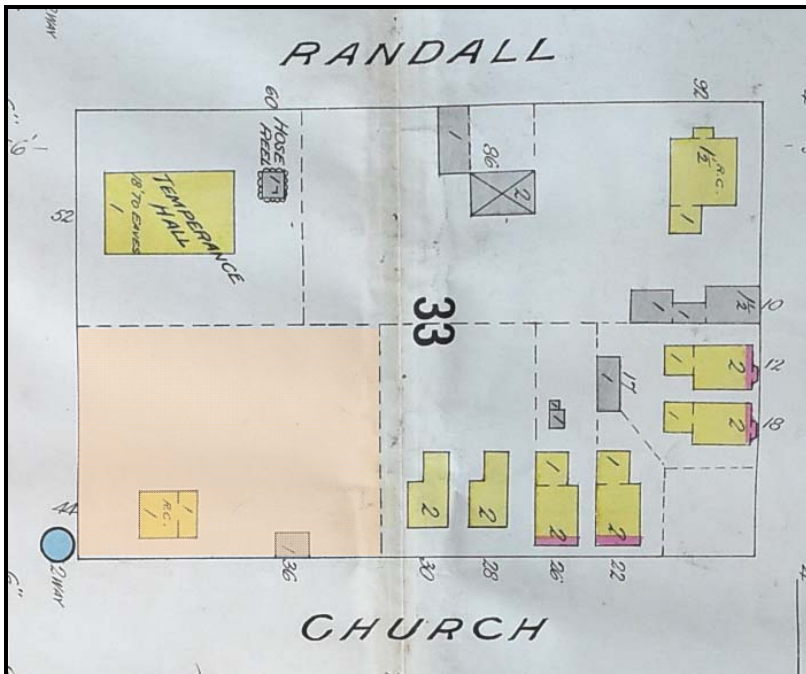
¹⁹ Architects Rasch Eckler Associates Ltd., "131 Trafalgar Road, Oakville Heritage Impact Assessment", 2010, pg. 8



new structures—in the 1910 fire insurance map, one single storey frame dwelling is still standing. This is likely the same house the Hares and Smeatons lived in.

Carson divided the combined property of Lots D and E into two unequal portions, with the smaller portion containing the two houses at 297 and 301 Church Street. Carson was listed as living on Lot D in the 1909 assessment roll, however this may not be accurate as the small house was most likely inhabited by the Hares and then the Smeatons.²⁰

Charles D. Carson. Source: Oakville Historical Society



Lots D and E (highlighted in light orange) combined by Charles Carson, with one one-storey stucco structure and an outbuilding. Later, 293 Church Street was built on Lots E and D. Source: *Underwriters' Survey of Toronto*

In 1909, Charles Carson sold strips of land from Lot D and E to John Lyon, a farmer in Trafalgar Township. The remainder of Lot D he sold for \$700 to William Richardson, variously described as an Oakville merchant, teamster, tanner, and clerk.²¹ Assessment rolls for 1910-1913 show Richardson residing there, likely in the one-storey house, with his family.²²

In 1911, Lyon sold his north portion of Lot D to James Blakelock and John Thomas Parnaby.²³ The south portion of his north sliver he sold to Allan Busby and Thomas Aston Blakelock in 1913, when Busby and Blakelock also

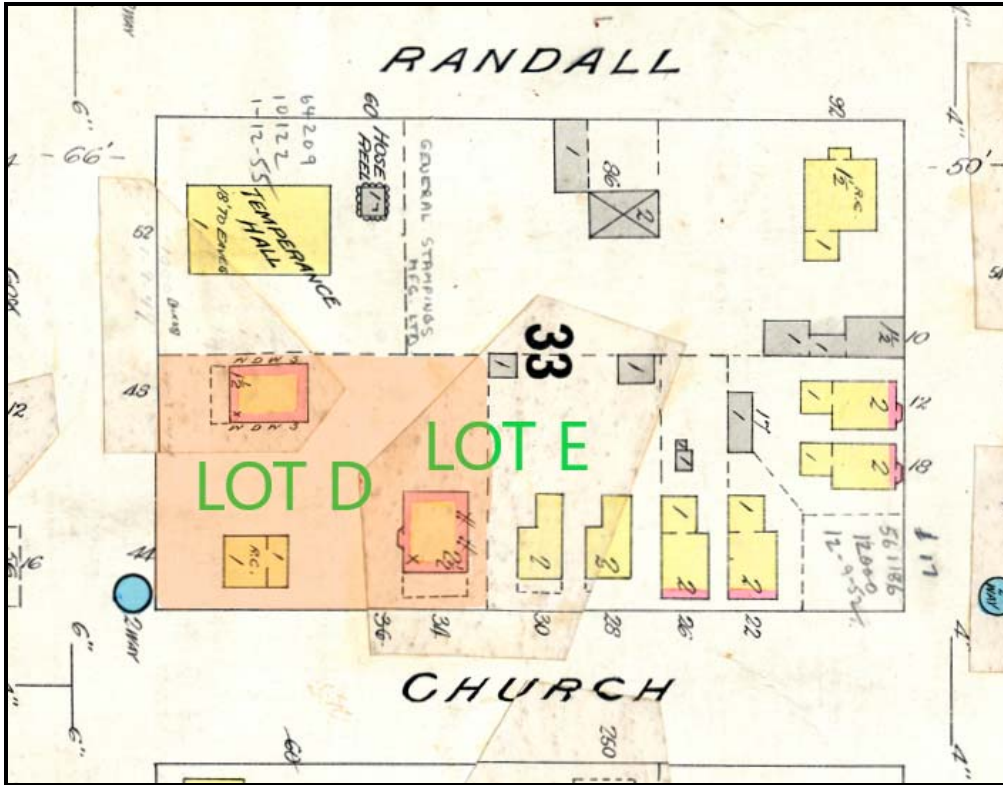
²⁰ Architects Rasch Eckler Associates Ltd., "131 Trafalgar Road, Oakville Heritage Impact Assessment", 2010, pg. 9

²¹ Ibid.

²² Oakville Public Library, *Town of Oakville Assessment Rolls, 1910-1913*

²³ LRO Instrument 4665, being a Bill and Sale, dated June 9, 1911, between John Lyon and James Blakelock and John Thomas Parnaby

purchased the south two-thirds of Lot D from Richardson.²⁴ Allan Busby hired the Blakelock Brothers to build his house on his portion (shown below). In this way, all of Lot D was now under the ownership of the Blakelocks, as well as a portion of Lot E.



1913 fire insurance map showing Allan Busby's house on the north of the highlighted lot—built by the Blakelock Brothers—present at modern address 131 Trafalgar (now demolished) and Thomas A. Blakelock House on Church Street, along with the old one-storey building. By this point the land was shared between the Blakelock Brothers, John Thomas Parnaby, and Allan Busby. Source: *Underwriters' Survey of Toronto*

Blakelock Brothers

Thomas Aston Blakelock and James Bulman Blakelock, brothers, were from Yorkshire, England, and arrived in Oakville early in the twentieth century. Thomas came over initially, and having been trained as a carpenter in England, looked for work in Toronto.²⁵ He struggled to find jobs, however. He got work with a farmer, Edward Savage, of Trafalgar Township, who, after noticing his carpentry skills, got him a job with Charles Carson, working on constructing the Edgemere Estate for James Ryrie east of town.²⁶ In this way, Thomas got his foot in the building world of Oakville. It is also possibly how Blakelock learned of building opportunities on the subject block since Carson had owned some of these lands previously.

Thomas Blakelock went on to work on other notable structures around Oakville: an addition to the Central Public School, the construction of the Ryland New Residence (now a designated building), and the offices of the Marlatt and Armstrong Tannery, as well as a house renovation for its proprietor, W.T. Marlatt.²⁷ Around 1909, Thomas went back to England to marry Isabel Ann Parnaby, and returned to Canada with his new wife. Her

²⁴ LRO Instrument 5457, being a Bill and Sale, dated July 17, 1913, between William Richardson and Allan Busby and Thomas Blakelock; LRO Instrument 5468, being a Bill and Sale, September 18, 1913, between Busby and Blakelock and Thomas A Blakelock

²⁵ Newspaper article

²⁶ Town of Oakville files, "Personality parade: He gave time and effort to municipal progress", date unknown

²⁷ Town of Oakville, "Thomas Aston Blakelock", research paper

brother, John Thomas Parnaby, also emigrated to Canada.²⁸ Thomas' brother, James, was another trained carpenter, and came to join the family in Oakville to work in construction. James is listed as living with Thomas' family, along with his brother-in-law, in the 1911 census, and he is listed as immigrating to Canada in 1910 but in a later census, as arriving in 1909.²⁹



A photo of the Blakelock family at 293 Church Street; James is sitting on the far left on the railing, and Thomas is holding a baby. *Source: Kathleen McDermott, daughter of Thomas A. Blakelock*

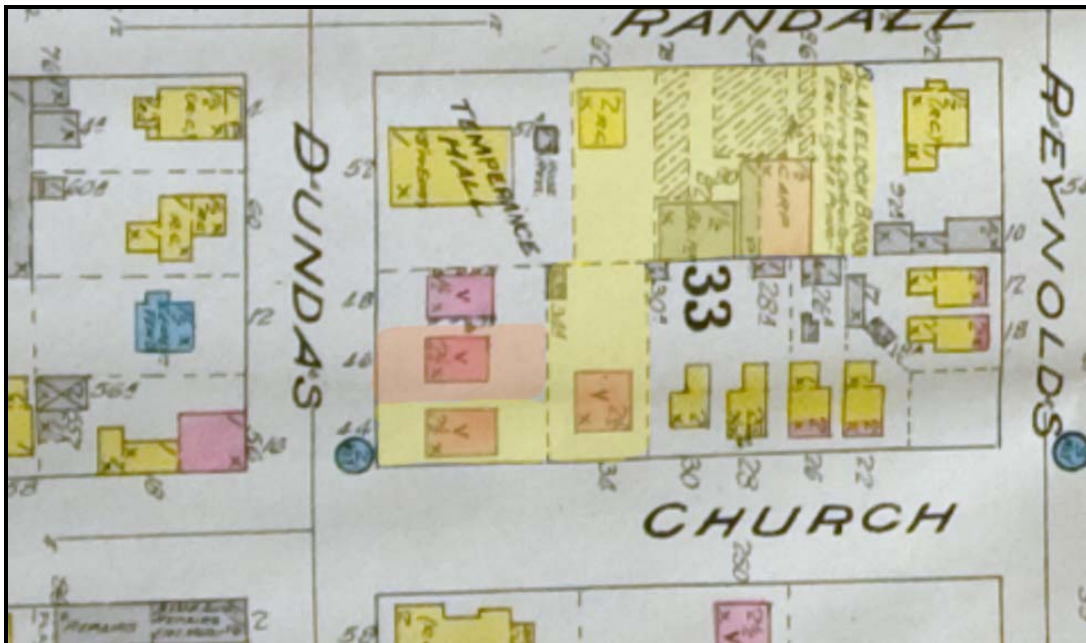
In 1911, James and his brother-in-law John Parnaby purchased the property where 293 Church Street stands; two years later, Thomas assumed Parnaby's share and built the house there, now a designated heritage property known as the Thomas A. Blakelock House.³⁰ The 1911 assessment rolls suggest 293 Church Street was under construction and the family was living at 301 Church Street at the time. The house at 293 Church Street was owned by both brothers until James' death in 1938; after that, James' share was assumed by his wife and then children. The house was the main home of Thomas Blakelock and his family, however, while James' family house was built next door at 123 Trafalgar Road.

Together with his brother James, Thomas established a contracting firm around 1913 to develop land contract construction for new houses. Their operations began on this Block 25, and their system was often made up of buying lots, building houses, and selling as developed property. One example of this is the subject property at 127 Trafalgar Road.

²⁸ John Thomas Parnaby was later the chauffeur to the Marlatt family, and then purchased a farm west of Oakville

²⁹1911 Census of Canada, 1921 Census of Canada

³⁰ Town of Oakville, "Bylaw 2011-062", Thomas A. Blakelock House



1924 fire insurance map showing the subject property (orange) and the surrounding Blakelock owned properties (yellow), including their building supplies and planing mill. Source: Underwriters' Survey of Toronto

In 1948, the *Oakville Record Star* estimated the firm had built more than 300 houses in and around Oakville, in addition to other buildings. In 1917 and 1923, the brothers bought the property on the north portion of Block 25 to set up a lumber yard and planing mill. The brother's lumber store also sold other building supplies, such as new pressed brick from Milton Pressed Brick and asbestos roofing tiles.³¹ During this post-World War I period, there was significant economic growth and increased construction after the return of war veterans as well as materials which had been scarce during the war. The Blakelock Lumber and Building Supplies were able to take advantage of this period of prosperity and successfully operated their business until the mid-1960s, when it shut down and the buildings were then demolished and the land sold.³²



Outside the Blakelock Lumber Supplies and Planing Mill. Source: Town of Oakville files

³¹ Various Blakelock brothers ads from the *Oakville Record-Star*, as seen below

³² Architects Rasch Eckler Associates Ltd., "131 Trafalgar Road, Oakville Heritage Impact Assessment", 2010, pg. 10

BLAKELOCK BROS.
CONTRACTORS AND BUILDERS

Carpentering of all Kinds
 And all work Guaranteed

Plans and Estimates Furnished Free

Old or New Hardwood Floors Resurfaced, with an
 ELECTRIC SAND PAPERING MACHINE.
 We will explain this to any persons interested.

BOX 298, OAKVILLE Phone No. 214

BLAKELOCK BROS.
CONTRACTORS AND BUILDERS

AGENTS FOR
Milton Pressed Brick

Samples at Residence
 Church Street . . .

BOX 298, OAKVILLE Phone No. 214

WORKING MEN'S HOMES

Having purchased that block of land on the south side of Palmer avenue, known as the Cross property, we have room for five or six working men's houses. The lots are of good size, 40 ft. by 110 ft., well situated and ideal for working men's homes.

We would build any responsible person a house to his own liking for a small payment down and balance to suit purchaser.

If you are looking forward to own a home of your own do not miss this opportunity.

BLAKELOCK BROS.
BUILDERS AND CONTRACTORS

BOX 298 OAKVILLE Phone No. 214

BLAKELOCK BROS.
BUILDERS AND CONTRACTORS

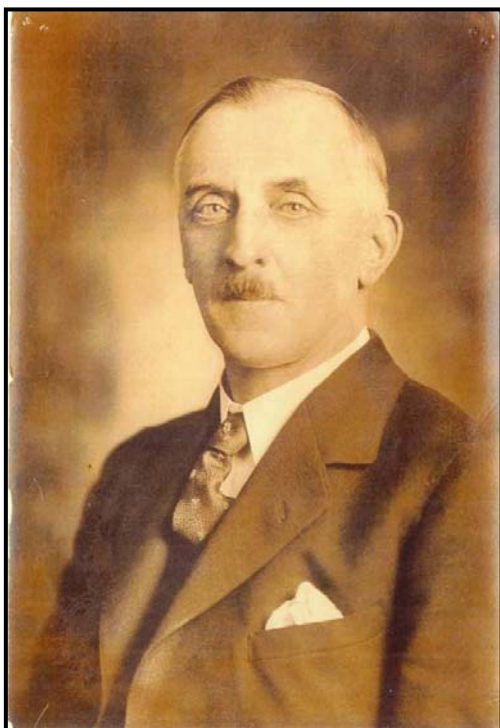
Box 298 Oakville Phone No. 214
PLANING MILL on Randal St.,
 east of Temperance Hall
 Agents for **MILTON PRESSED BRICK**
 Prices on application.

Having installed a complete line of Wood-working machinery we are now in a position to take orders for all kinds of Storm Sash, Window Screens, Screen Doors, Window Frames and Sash, Doors of any design, or anything in the mill line. Give us your next order and let us convince you that we serve you promptly.

If you are thinking of making any changes around that house of yours, or cleaning off that hardwood floor and making it look like new, ask us for prices on a complete job, we feel sure after the first transaction we can add you to our long list of satisfied customers.

Our Motto is SERVICE.

Various ads from the Blakelock Brothers, top left to bottom right: 1914, 1916, 1919, 1920. Source: *Town of Oakville files, Oakville Record Star*



Thomas Blakelock was also involved in local politics as a councillor, served as deputy-reeve, reeve, and warden of Halton County, was elected Mayor of Oakville in 1929, and that year he won the Liberal nomination for Halton and was elected to the Ontario Legislature. A Trafalgar Township high school that opened in 1958 was named Thomas A. Blakelock High School in recognition of his community service.³³

Thomas A. Blakelock, 1940s. Source: *Kathleen McDermott, daughter of Thomas a. Blakelock*

³³ Thomas A. Blakelock High School, "About Us", <https://tab.hdsb.ca/about-us>

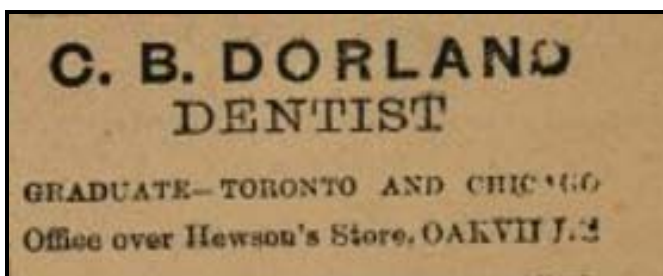
Subject House History

The Blakelock brothers built the house at 127 Trafalgar Road in 1915 before selling it to Charles B. Dorland that same November.³⁴ The style of house is similar to the one they built next door for James (123 Trafalgar Road) and around the corner for Thomas (293 Church Street). The house was part of a Blakelock complex on the block, including their mill and store.

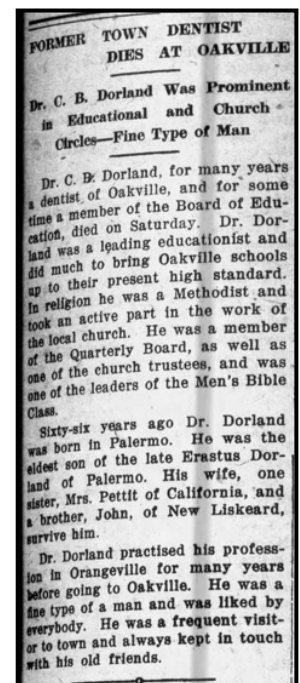


A later photo from the 1960s showing the subject property in orange, with other Blakelock owned properties nearby on the block, including the Blakelock lumber store and planing mill. The Busby house to the north also built by the Blakelocks has since been demolished. Source: *Town of Oakville files*

Charles B. Dorland (1857-1921) was a dentist who had a practice in Orangeville, Ontario, for many years. He married Hannah Jull in 1901, when they moved to Oakville.³⁵ It is likely they bought the subject house to retire in as he would have been almost 60 years old. It is listed as having a \$2,400 value in 1916 assessment rolls. Dr. Dorland was active in Oakville's schools and, according to his obituary, helped to bring them "to their present standard" when he died of a heart attack in 1921.³⁶ He was written as a "fine type of man and was liked by everybody."³⁷ His wife continued living in the house until her death.³⁸



Above: An ad for Dorland's Oakville practice. Source: *Newspapers.com*
Right: Dr. Dorland's obituary. Source: *Orangeville Sun*, February 24, 1921



³⁴ LRO Instrument 6108, being a Grant, dated November 1, 1915, between TA Blakelock and Charles B Dorland

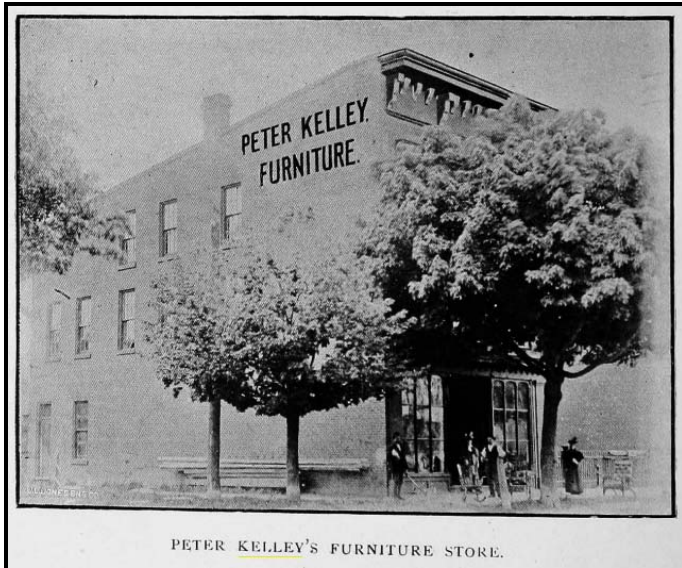
³⁵ *The Orangeville Sun*, "Jull-Dorland", May 9, 1901

³⁶ *The Orangeville Sun*, "Former town dentist dies at Oakville", February 24, 1921

³⁷ *The Globe*, "Dr. CB Dorland dies at Oakville", February 22, 1921

³⁸ Oakville Public Library, *Town of Oakville Assessment Rolls, 1921-1926*

The property went through several other owners until it was purchased by sisters Ethel and Mary Kelley, daughters of the well-known Peter Kelley, who owned a furniture store at Dunn and Colborne (Lakeshore) for many years.



Left: Peter Kelley's store, 1890s. Source: *Beautiful Oakville*, Toronto Public Library
Right: Peter Kelley. Source: *Oakville Historical Society*

Peter Kelley was originally a blacksmith, like his father, James Kelley. Ethel and Mary, along with their other siblings, lived above the furniture store growing up.³⁹

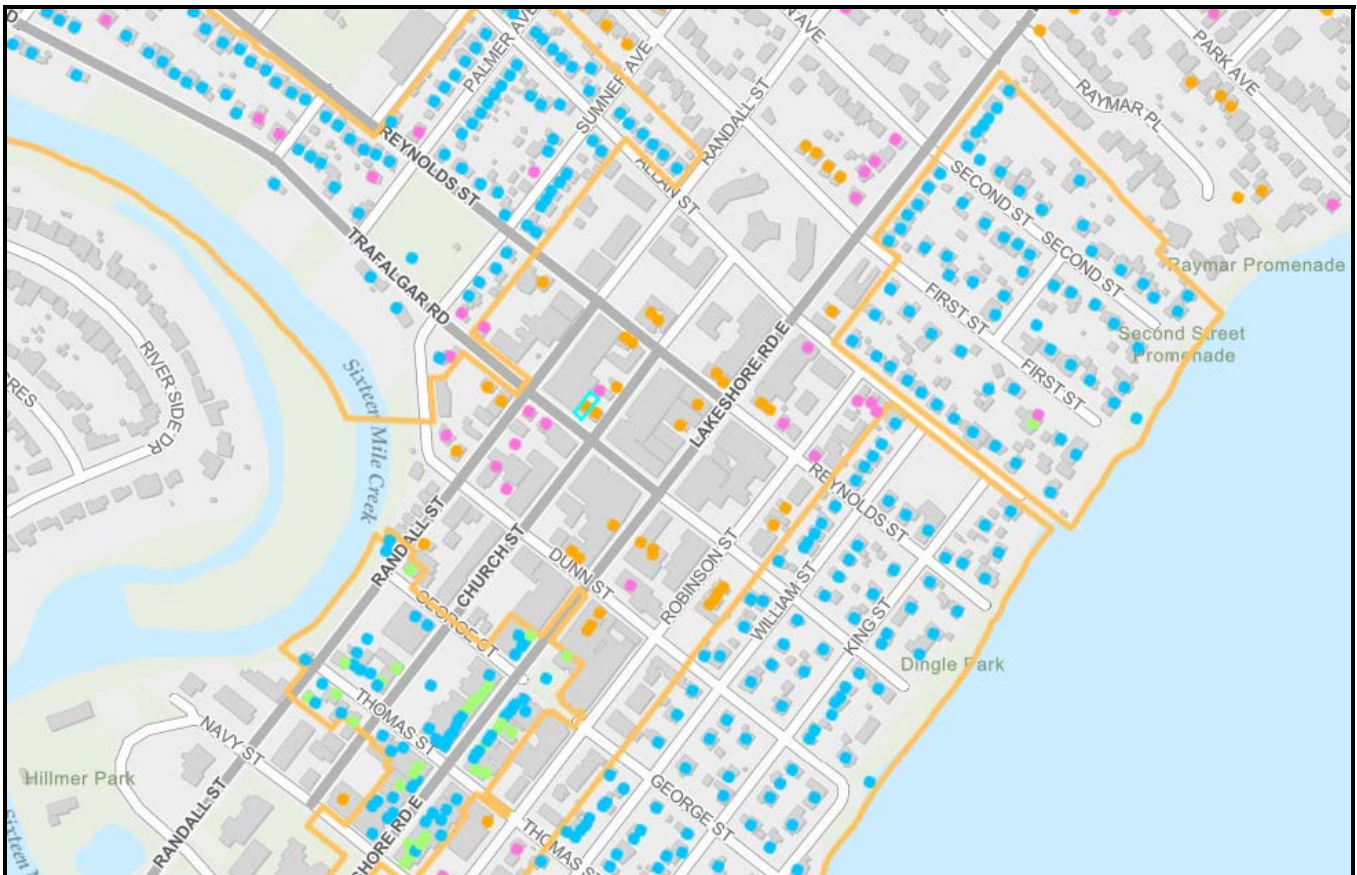
Ethel died in 1964, and Mary continued to live in the house until her death around 1980, when it was then purchased by Di-Na Builders, a local Oakville company. It was likely renovated into commercial space at this time, and the porch was filled in. It was then bought by the current owners in 1994.

In summary, the property has historical and associative value because it is directly associated with the late 19th and early 20th century commercial and residential development of downtown Oakville. It is one of the few remaining historic buildings on its block and is an important reminder of this area's history. It is also associated with the Blakelock Brothers, who were significant individuals and business owners in Oakville. This was one of the first structures they constructed which would have helped them expand their development and construction business.

³⁹ Ahern, Frances Robin, *Oakville: A Small Town (1900-1930)*. Oakville: The Oakville Historical Society, 1981, pg. 122

Contextual Value

The subject property has cultural heritage value because it is physically, functionally, visually, and historically linked to its surroundings. The property is in downtown Oakville, surrounded by Oakville's four Heritage Conservation Districts, as seen in the map below. The subject property is one of several historical buildings of note still standing which reference the early built history of the neighbourhood, which was a mix of residential, industrial and commercial. It is one of several other houses built by the Blakelock Brothers on the block, but is one of the only few remaining. It sits on the major thoroughfare of Trafalgar Road and is prominently located in the neighbourhood.

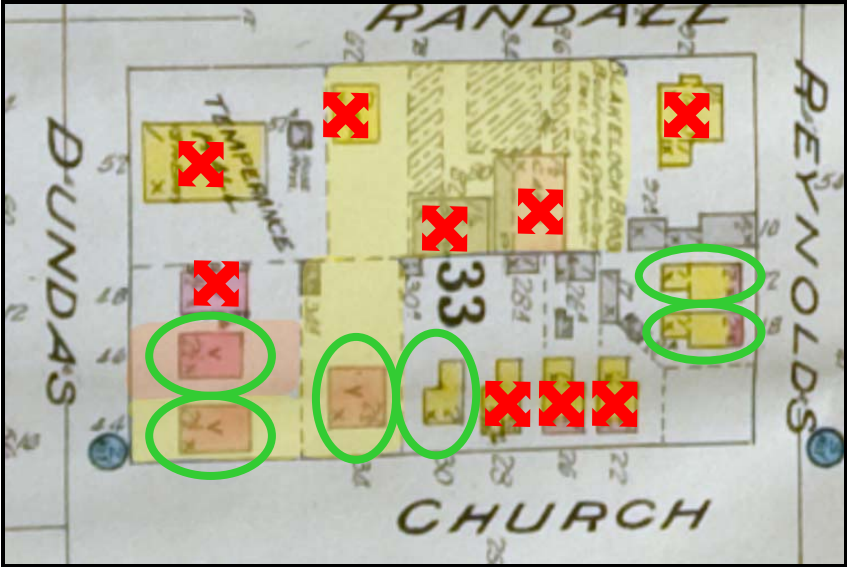


The subject property, highlighted in the centre of the map, is shown surrounded by Oakville's four Heritage Conservation Districts, outlined in orange. *Source: Town of Oakville GIS*

The property is also important in defining, supporting, and maintaining the character of the historic downtown core. The area is comprised of adapted former residential buildings whose historical occupants were closely associated with nearby commercial and industrial enterprises, such as the former Blakelock Lumber Mill and the William Whitaker and Sons Carriage Works. The industrial buildings were demolished in the mid to late 20th century, as were several of the houses on this block. Today, only six of the historic early 20th century buildings remain, including 127 Trafalgar Road. These remaining structures have either been designated or are in the process of being designated.

The subject house plays an important role in the remaining historic streetscape of this block, as a visible anchor on the southwest corner. The building's small scale and historic architectural style highlights the history of downtown Oakville and its historically low-scale building streetscape. The Dorland House provides historical context to the neighbourhood and a link to the area's important past. Its association with the Blakelock family

and their business is particularly important as the building is a tangible remnant of this important part of Oakville's history of industry and post-World War I growth.



1924 fire insurance map showing the subject property (orange) and the surrounding Blakelock owned properties (yellow), including their building supplies and planing mill. The properties with a red 'X' have been demolished and the properties with a green oval remain and have been previously designated or are in the process of being assessed for designation. Source: Underwriters' Survey of Toronto



2024 view of Trafalgar Road looking east, with the subject property on the right. Source: Google



2024 view looking northeast from Trafalgar Road and Church Street, with the subject property in the foreground. *Source: Google*



2024 view of Church Street looking north, with subject property on the far left. *Source: Google*

4. Evaluation under Ontario Regulation 9/06

Evaluation of the cultural heritage value of the subject property is guided by the criteria outlined in the *Ontario Heritage Act's, Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest*. This Regulation outlines several criteria for determining whether a property is of cultural heritage value or interest. For a property to be designated under section 29 of the *Ontario Heritage Act*, it must meet two or more of these criteria, which are outlined below.

Ontario Regulation 9/06 Criteria	Evaluation	Criteria met (Y/N)
1. The property has design value or physical value because it:		
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	The property is a representative example of an Edwardian style house with Queen Anne influences.	Y
ii. displays a high degree of craftsmanship or artistic merit;	The property does not display a high degree of craftsmanship.	N
iii. demonstrates a high degree of technical or scientific achievement.	The property does not demonstrate a high degree of technical or scientific achievement.	N
2. The property has historical value or associative value because it:		
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	The property is directly associated with the early 20 th century commercial and residential development of downtown Oakville and with the Blakelock Brothers, who built the house and were significant individuals and business owners in Oakville.	Y
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture;	The property does not yield or have a strong potential to yield information that contributes to an understanding of a community or culture.	N
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	There are no known connections to an architect, artist, builder, designer or theorist who is significant to a community.	N
3. The property has contextual value because it:		
i. is important in defining, maintaining, or supporting the character of an area;	The property is important in defining, supporting, and maintaining the historic low-scale residential and commercial character of downtown Oakville.	Y
ii. is physically, functionally, visually, or historically linked to its surroundings;	The property is physically, functionally, visually and historically linked to the historic downtown core. It contributes to the understanding of the residential, industrial and commercial history of downtown.	Y
iii. is a landmark.	The property is not a landmark.	N

5. Statement of Cultural Heritage Value or Interest

The subject property has been researched and evaluated to determine its cultural heritage value or interest according to the criteria outlined in Ontario Regulation 9/06. By using these criteria, staff have determined that the property's cultural heritage value or interest merits designation under the *Ontario Heritage Act*.

Description of Property

The property at 127 Trafalgar Road is located on the east side of Trafalgar Road, between Randall Street and Church Street in downtown Oakville. The property contains a 1915 two-and-a-half storey Edwardian brick house with Queen Anne influences. It is known as the Dorland House.

Design Value or Physical Value:

The Dorland House has design value as a representative example of an Edwardian brick house with Queen Anne influences. It retains heritage features such as: its two-and-a-half storey form with gable and hip roof, dichromatic brick cladding with cedar shingle cladding in the gables; fenestration on the north, east, south, and west elevations; segmentally arched window openings with brick voussoirs and concrete sills; bay windows on the west and south elevations; and its front porch with square brick columns and railing. While the building has been updated in recent decades to accommodate commercial use, the original form and details of its Edwardian style remain.

Historical Value or Associative Value:

The Dorland House has historical value for its associations with Thomas A. Blakelock and James A. Blakelock, whose construction company built the house circa 1915. In addition to being a prominent businessman, Thomas A. Blakelock worked for 40 years in public service as Mayor of Oakville, as a Member of the Provincial Legislature for Halton, and as Warden of Halton County. The Blakelock Brothers Contractors and Builders Company built more than 300 buildings in Oakville, including the subject house which was one of the first houses built by the company and one of only a few that was built for the Blakelock family. The house is also associated with the early 20th century industrial, residential and commercial development of downtown Oakville and helps to demonstrate the historic mixed-use development of the downtown, with the homes being constructed on the same block as their well-known planing mill.

Contextual Value:

The Dorland House has cultural heritage value because it is physically, functionally, visually, and historically linked to its surroundings. The subject property is one of several historical buildings of note still standing that reference the early 20th century built history of the neighbourhood, which was a mix of residential, industrial and commercial uses. It is one of several other houses built by the Blakelock Brothers on the block, but is one of the only few remaining. It sits on a corner lot and is prominently located in the neighbourhood. The property is also important in defining, supporting, and maintaining the character of the historic downtown core. The subject house plays an important role in the remaining historic streetscape of this block, as a visible anchor on the southwest corner. The building's small scale and historic architectural style highlights the history of downtown Oakville and its historically low-scale building streetscape. Its association with the Blakelock family and their business is particularly important as the building is a tangible remnant of this important part of Oakville's history of industry and post-World War I growth.

Description of Heritage Attributes

Key attributes of the property at 127 Trafalgar Road that exemplify its cultural heritage value as an Edwardian style house with Queen Anne influences, as they relate to the north, west and south elevations of the two-and-a-half storey house, include its:

- Rectangular massing and form with hip roof with front gable and one-storey front porch;
- Buff brick cladding;
- Wood fish scale shingle cladding in the gables;
- Remaining historic fenestration of the windows, which does not include the contemporary bay window on the north elevation;
- Remaining historic wood window trim around palladium window in front gable and second storey bay window on front elevation;
- Segmentally arched window and door openings with brick voussoirs and stone sills; and
- Front porch with low-sloped shed roof, brick columns and stone caps.

6. Conclusion

This property meets four of the criteria of Ontario Regulation 9/06, including design/physical value, historical/associative value, and contextual value. It is therefore recommended that the property be designated under Part IV, section 29 of the *Ontario Heritage Act*.

7. Sources

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