

APPENDIX B

Cultural Heritage Evaluation Report
James and Muriel Blakelock House
123 Trafalgar Road, Oakville, Ontario



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

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.

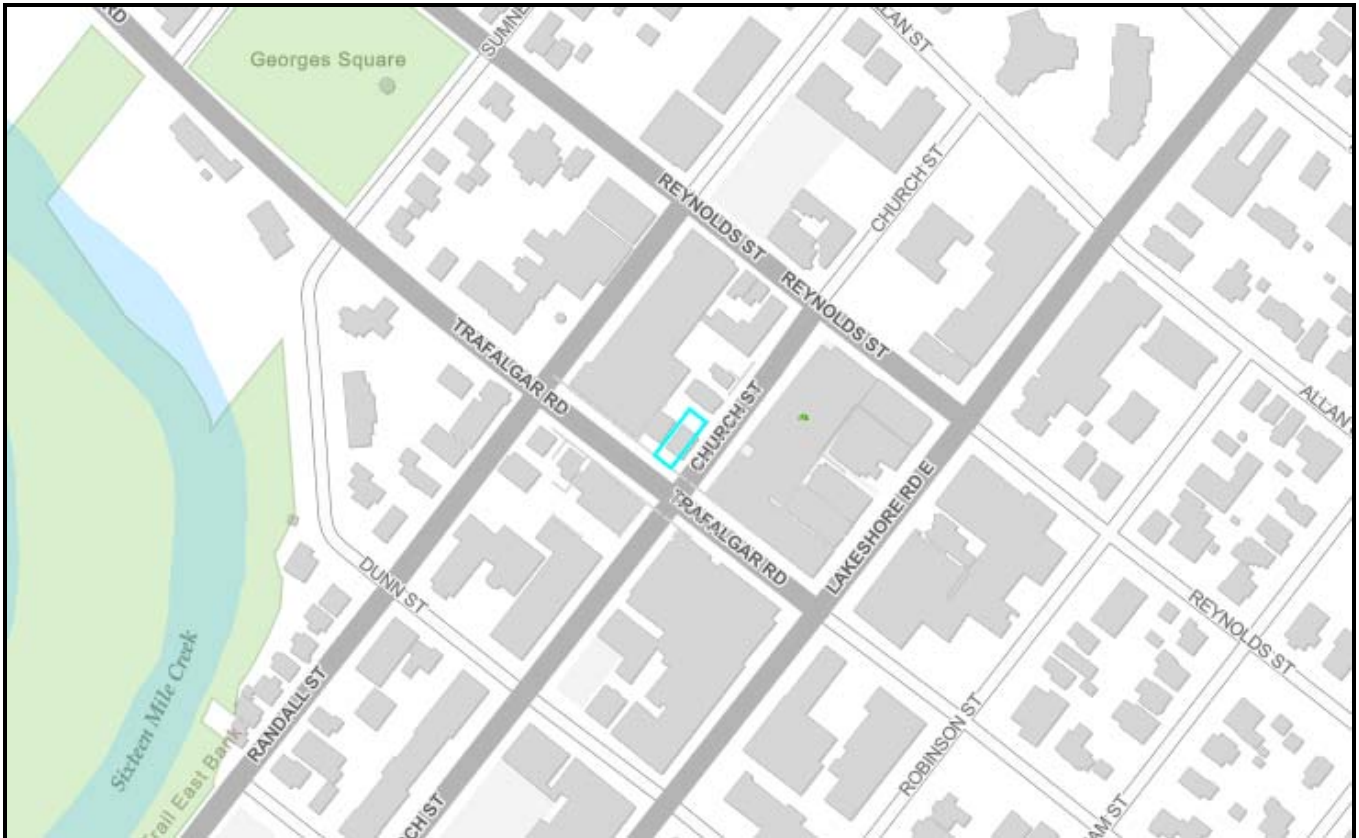
The property at 123 Trafalgar Road is located on the east side of Trafalgar Road between Randall Street and Church Street. The property is located within the territory covered by Treaty 22, which was signed in 1820 between the Mississaugas and the British Crown. The property was added as a 'listed' property 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.1910 Edwardian style brick house." It was originally owned by James B. Blakelock and built by him and his brother, Thomas A. Blakelock.

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 123 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 1917, known as the James and Muriel Blakelock 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 769129; OAKVILLE

3. Background Research

Design and Physical Value

The subject building at 123 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 a 1910s Edwardian brick house with Queen Anne influences. It is known as the James and Muriel Blakelock House.



West (front) elevation 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

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

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

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

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 123 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 likely around 1991 but before that served as residential home.⁹ The structure is transitional in style, with a largely Edwardian form with details influenced by Queen Anne style.



West and south elevation. Source: *Town of Oakville Planning and Development 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 is comprised of four rooms – foyer, dining room, parlour and kitchen. The house has a simple front gable roof with deep eaves, with hip roofed projections over the second storey in both gables. The Queen Anne influence can be seen in the two-storey bay projection on the south elevation and the second storey bay windows on the west elevation. These elements add articulation and decoration to the simpler form of an Edwardian house. Originally, the house only had one second storey bay window on the front

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

⁶ Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms 1784 to Present*, pg. 102

⁷ Blumenson, *Ontario Architecture*, 102.

⁸ *Ibid.*

⁹ 1991 purchasers were tenants who owned a bookstore, and Town records show elements of a business being added ie a ramp, etc.

elevation, as seen in the image below. This is more characteristic of the Queen Anne style, as it created an asymmetrical appearance.



123 Trafalgar circa 1989. Source: Oakville Historical Society

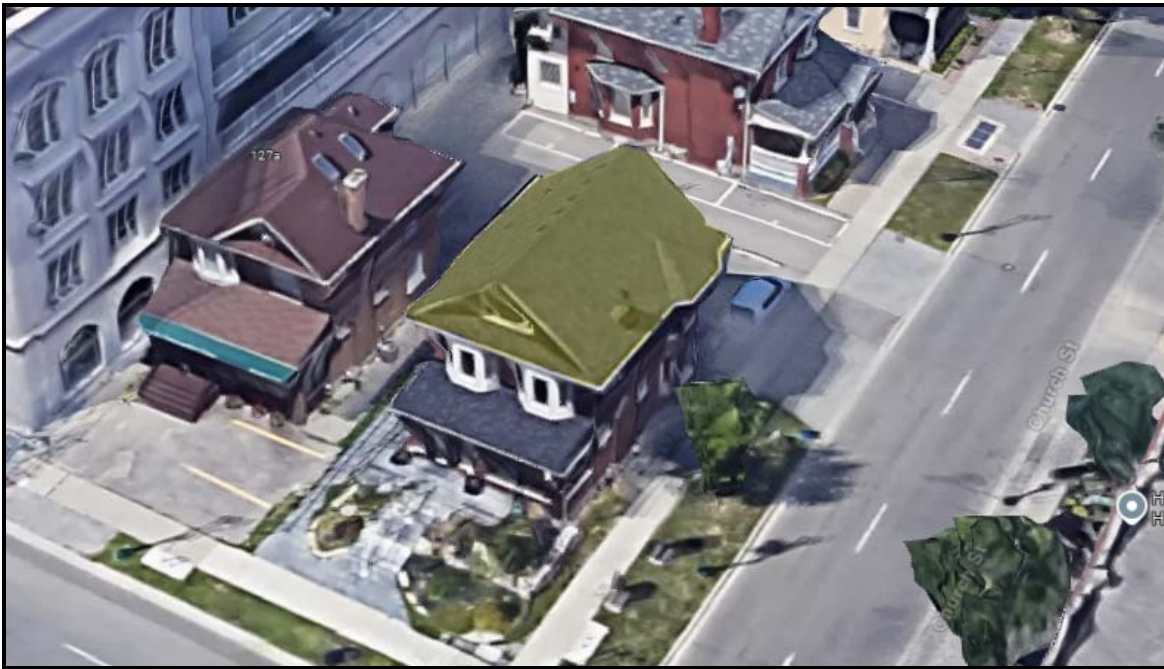
The structure is clad in dichromatic brick with red and dark brown bricks in a running bond pattern. Red brick voussoirs are installed over window and door openings. There is a full brick chimney on the south elevation and a partial brick chimney on the north elevation. The front and rear gables are clad in cedar shingles, a Queen Anne detail. The house has a concrete foundation, with dressed concrete blocks used above grade for a finished look.



West and north elevation. Source: Town of Oakville Planning and Development Staff



East (rear) elevation. Source: Town of Oakville Planning and Development Staff



Roof shape. Source: Google

The front porch is typical of the Edwardian style, with brick columns and a low brick railing with stone caps. The porch was originally opened but by the 1980s, it was filled in with windows and an entrance door.



1960s aerial view showing 123 Trafalgar which appears to have an open porch. The house is flanked by 127 Trafalgar and 131 Trafalgar (since demolished). *Source: Town of Oakville files*



Close-up of the house in the 1990s with the front porch enclosed after the house transitioned from residential to commercial use. *Source: Town of Oakville Planning and Development Staff*

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 multipaned wood windows, most of them sash windows with four-over-one, six-over-one and eight-over-one glazing patterns. The house currently has vinyl windows with dividers giving the appearance

of multipaned windows. There is one glass block window on the north elevation that was formerly an entrance door, as can be seen in the 1990s photo.



North elevation fenestration. *Source: Town of Oakville Planning and Development*

The third storey window on the rear elevation has access via a metal fire escape, installed in 1990.¹⁰



Rear elevation fenestration and view of the tower two-storey bay window on south elevation. *Source: Town of Oakville Planning and Development*

¹⁰ Town of Oakville Building Services 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 gable and hipped roof, dichromatic brick cladding with cedar shingles 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 front porch with square brick columns and railing.

Historical and Associative Value

The property at 123 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, 1806.¹¹

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.¹² The subject property is in the territory of Treaty No. 22.¹³



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.¹⁴ William Chisholm then had the land he purchased subdivided into different blocks and lots, which

¹¹ Debwevin: The Oakville Truth Project, *Treaties 2 & 23, 1820*, pg. 9

¹² Debwevin: The Oakville Truth Project, *Treaties 22 & 23, 1820*, pg. 10

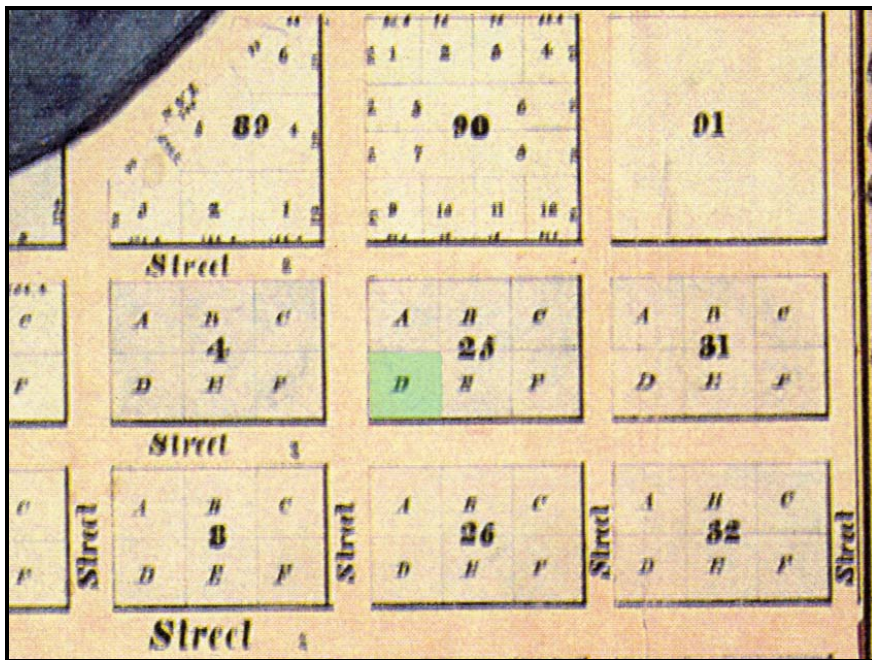
¹³ 1806 Wilmot Survey; Mississaugas of the Credit GIS Treaty Map

¹⁴ 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
John William Lyon	Part of Lot D and other land (Lot E)	1909-1913
William C. Richardson	Part of Lot D	1909-1913
Allan Busby and Thomas A. Blakelock	Part of Lot D and E	1913-1915
Thomas A. Blakelock	Ibid.	1915-1954
John Clifford Blakelock and Margaret Blakelock	Ibid.	1954-1966
Ida Cornwall and Marian Vince	Ibid.	1966-1969
Roy and Jean Frederick	Ibid.	1969-1991
928606 Ontario Inc.	Ibid.	1991-2005
2073296 Ontario Inc.	Ibid.	2005-2016
Kaloti Family Wealth Corporation	Ibid.	2016-2022
Current owners	Ibid.	2022-present

In 1834, William Chisholm sold Block 25 Lot D to Thomas Divine, who then sold it to Mary Hare in 1844.¹⁵ She also bought neighbouring Lot E from Chisholm—these two lots would continue to be connected for a long period of time.¹⁶ Mary Hare then sold her holdings to her husband, John Hare.¹⁷ 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.¹⁸ 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.¹⁹ 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.²⁰

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 \$900.²¹

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

¹⁵ LRO Instrument 73, being a Bill and Sale, dated January 2, 1844, between Thomas Divine and wife and Mary Hare, wife of John Hare

¹⁶ Architects Rasch Eckler Associates Ltd., "131 Trafalgar Road, Oakville Heritage Impact Assessment", 2010, pg. 8

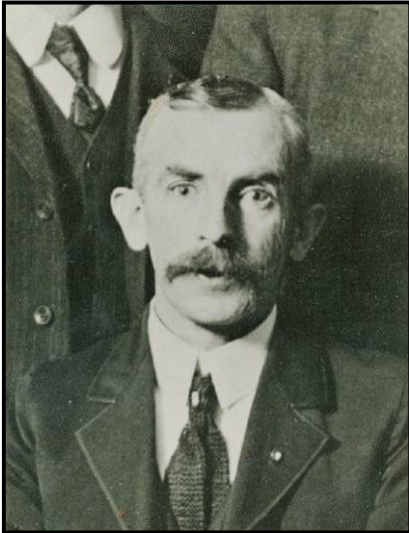
¹⁷ LRO Instrument 299, being a Will, dated December 31, 1855, between Mary Hare and John Hare.

¹⁸ 1861 Census of Canada

¹⁹ 1871 Census of Canada

²⁰ 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

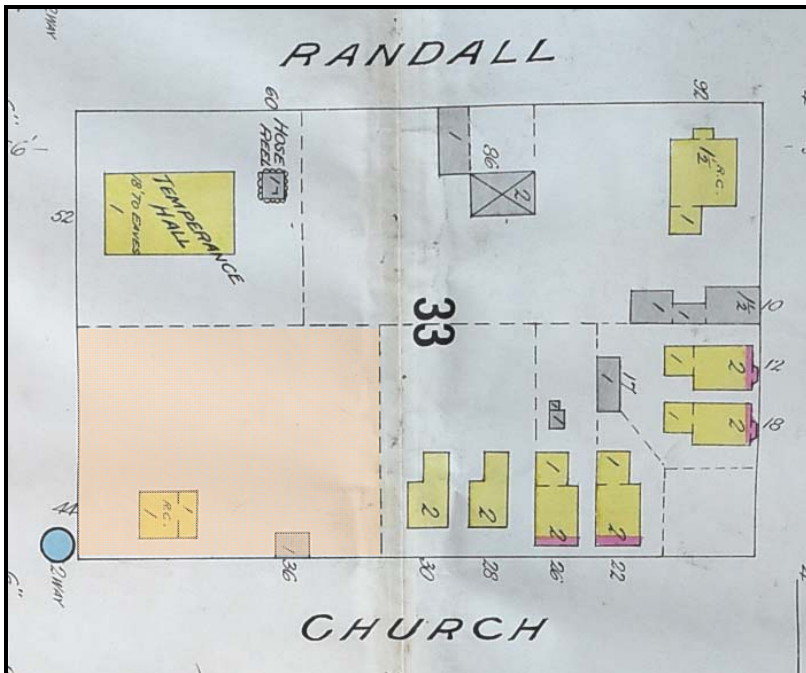
²¹ Architects Rasch Eckler Associates Ltd., "131 Trafalgar Road, Oakville Heritage Impact Assessment", 2010, pg. 8



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.²²

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.²³ Assessment rolls for 1910-1913 show Richardson residing there, likely in the one-storey house, with his family.²⁴

In 1911, Lyon sold his north portion of Lot D to James Blakelock and John Thomas Parnaby.²⁵ The south portion of his north sliver he sold to Allan Busby and Thomas Aston Blakelock in 1913, when Busby and Blakelock also

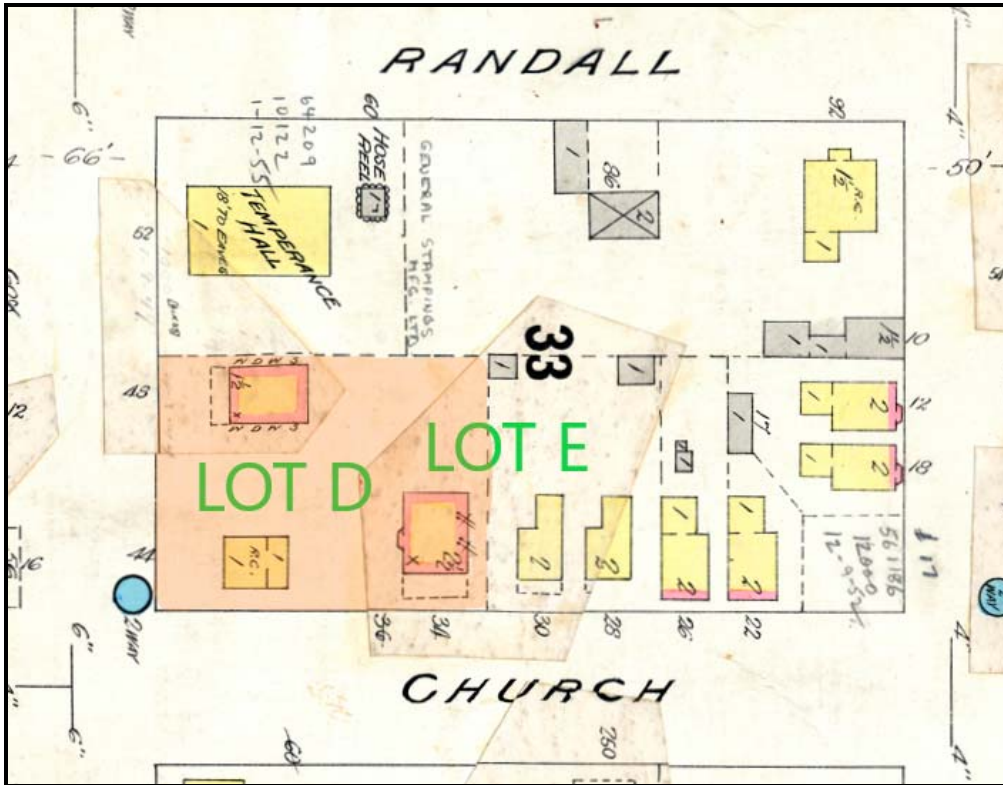
²² Architects Rasch Eckler Associates Ltd., "131 Trafalgar Road, Oakville Heritage Impact Assessment", 2010, pg. 9

²³ Ibid.

²⁴ Oakville Public Library, *Town of Oakville Assessment Rolls, 1910-1913*

²⁵ 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.²⁶ 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. The one storey house on the south portion would be demolished for the subject house, which was built by the Blakelock brothers in 1917 for James B. Blakelock and his wife Muriel.



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 at 293 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.²⁷ 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.²⁸ 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.²⁹ Around 1909, Thomas went back to England to marry Isabel Ann Parnaby, and returned to Canada with his new wife. Her

²⁶ 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

²⁷ Newspaper article

²⁸ Town of Oakville files, “Personality parade: He gave time and effort to municipal progress”, date unknown

²⁹ Town of Oakville, “Thomas Aston Blakelock”, research paper

brother, John Thomas Parnaby, also emigrated to Canada.³⁰ 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 1909.³¹



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*

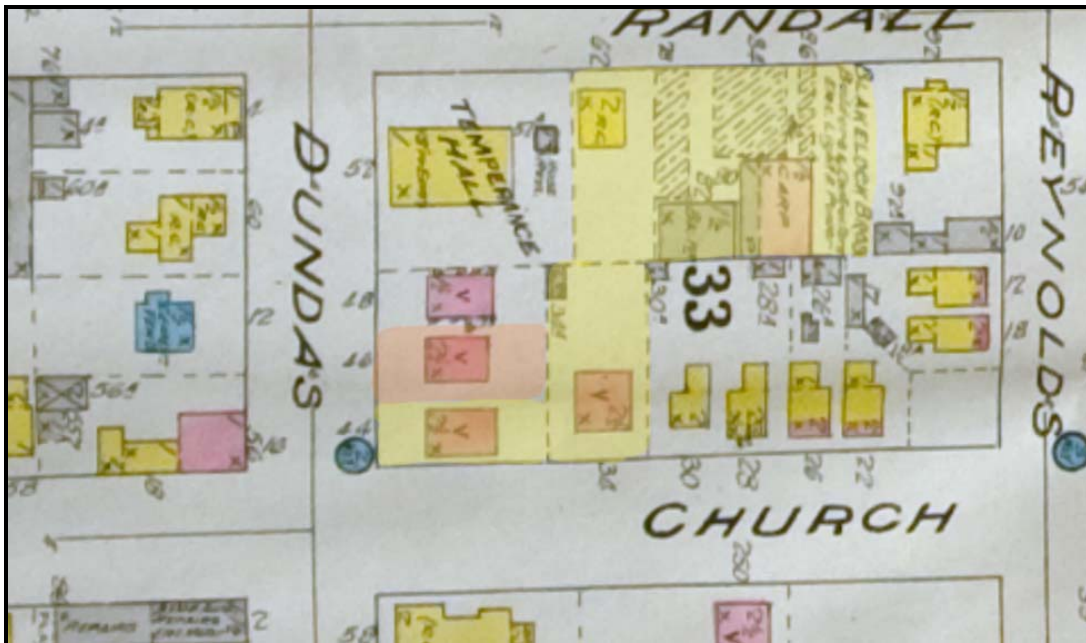
In 1911, James and his brother-in-law John Parnaby purchased the property where 293 Church Street stands; two years later, Thomas assumed Parnaby's share and built the house there, now a designated heritage property known as the Thomas A. Blakelock House.³² The 1911 assessment rolls suggest 293 Church 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.

³⁰ John Thomas Parnaby was later the chauffeur to the Marlatt family, and then purchased a farm west of Oakville

³¹1911 Census of Canada, 1921 Census of Canada

³² 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.³³ 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.³⁴



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

³³ Various Blakelock brothers ads from the *Oakville Record-Star*, as seen below

³⁴ 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

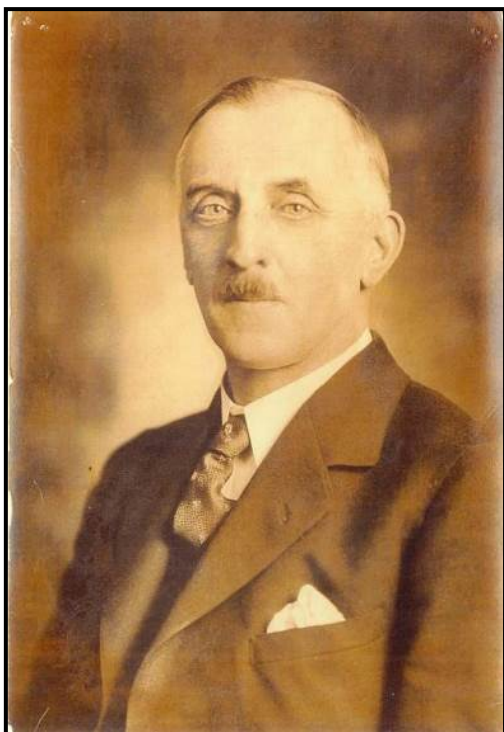
Box 298 Oakville Phone No. 214
PLANING MILL on Randal St.,
 east of Temperance Hall
 Agents for **MILTON PRESSED BRICK**
 Prices on application.

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.³⁵

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

³⁵ Thomas A. Blakelock High School, "About Us", <https://tab.hdsb.ca/about-us>

Subject House History

The Blakelock brothers built the house at 123 Trafalgar Road in 1917 for James B. Blakelock and his wife Muriel.³⁶ It was recorded as “not finished” in 1916, worth \$480, and then by 1917, it was lived in by James and Muriel and worth \$2,480.³⁷ The style of house is similar to the one they built next door for Charles Dorland (127 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. The house not only provided a home for the Blakelock family, but would have served as an example of their craftsmanship and construction abilities while they expanded their business. In a way, it would have been like a model home.



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 was also built by the Blakelocks but was demolished in 2010. *Source: Town of Oakville files*

James Bulman Blakelock (1886-1938) was born in Yorkshire, England, to James Blakelock, a book maker, and Mary Bulman.³⁸ He came to Canada around 1909-1910, following his brother, Thomas Aston Blakelock. Together, starting around 1909, the brothers put their carpentry skills and experience to work and started the Blakelock Brothers, which started out as a building and construction company.³⁹ They soon purchased land in the north portion of Block 25 and started their own building supplies and lumber planing mill. In 1915, James returned to England and married his English wife, as his brother Thomas had done before him. James and his wife Muriel then returned to Oakville. He was active in Oakville public life: he was a member of the school board for several years, a member of “various service and athletic clubs in the town”, and an Oddfellow.⁴⁰

However, James Blakelock died fairly young in 1938, at his lumber mill, at age 52. He was injured when a flying block of wood struck him in the abdomen. He died several days later.⁴¹ The Blakelock Brothers business that James had helped to run was prosperous for over 50 years and the company is said to have built over 300 structures in Oakville.

³⁶ Thomas A Blakelock continued to own the property his brother lived on until he sold it to James’ son in 1954.

³⁷ Oakville Public Library, *Town of Oakville Assessment Rolls, 1916-1917*

³⁸ 1891 Census of England

³⁹ *The Georgetown Herald*, “Obituary: James Blakelock”, January 19, 1938, pg. 4

⁴⁰ *Ibid.*

⁴¹ *Ibid.*

Lieut. John Blakelock, R.C.N.



In 1954, Thomas Blakelock sold the subject house to John Clifford Blakelock, son of James and Muriel. Since James had died in 1938 and Muriel in 1945, it is likely that John and his wife, Helen, and their family had been living in the house afterwards.

John was a veteran of World War II who had joined the Royal Canadian Navy in 1936. He met his wife Helen while he was stationed in Nova Scotia in 1942. They married in 1943 and had six children.⁴²

Lieutenant John Blakelock, during his service in the Navy. *Source: Oakville Historical Society.*

The house was then sold to Ida Cornwall and Marian Vince in 1966, ending the Blakelock family ownership of the property. Three years later, the property was sold to Roy and Jean Frederick. They owned the building for nearly 30 years, and in 1991, Jean Frederick sold the house to a numbered company. Around that same time, Quest Booksellers began using the building.⁴³ Quest Booksellers hosted many events for local authors.⁴⁴ It had previously been located around the corner at 297 Church Street.⁴⁵

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, particularly James B. Blakelock, who built the house for his family. The Blakelocks were significant individuals and business owners in Oakville. This was one of the first structures they constructed which served as a family home but also as a model home to help them expand their development and construction business.

⁴² Oakville Historical Society photo record for John Blakelock, <https://oakvillehistory.pastperfectonline.com/Photo/431C845D-FD82-4C43-B4D3-382638140740>

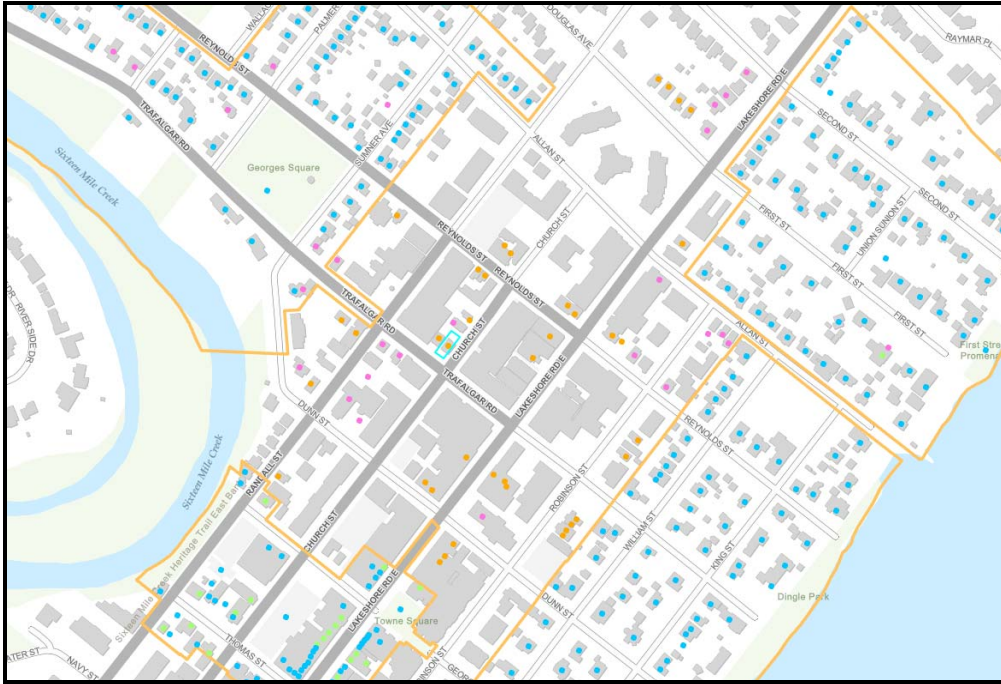
⁴³ LRO Instruments 282443, being a Grant, dated October 2, 1969, between Ida Cornwall and Marian Vince, to Roy and Jean Frederick; 769129, being a Transfer, dated August 9, 1991, between the Fredericks and 928606, which was Quest Booksellers, directed by Jean Frederick (Ontario Business Registry Profile Report, accessed 2024). It is possible the business was Quest Booksellers, however, the report does not include that name and it was incorporated in 1991 when the bookshop existed since 1986 (in a different building).

⁴⁴ Oakville Newspapers, various articles

⁴⁵ Oakville Historical Society, "297 Church Street – Quest Booksellers", 2020.67.17; An *Oakville Beaver* article from 1994 states that Quest Booksellers had an eight-year history, indicating it was present since 1986, likely in 297 Church Street. Jean Frederick

Contextual Value

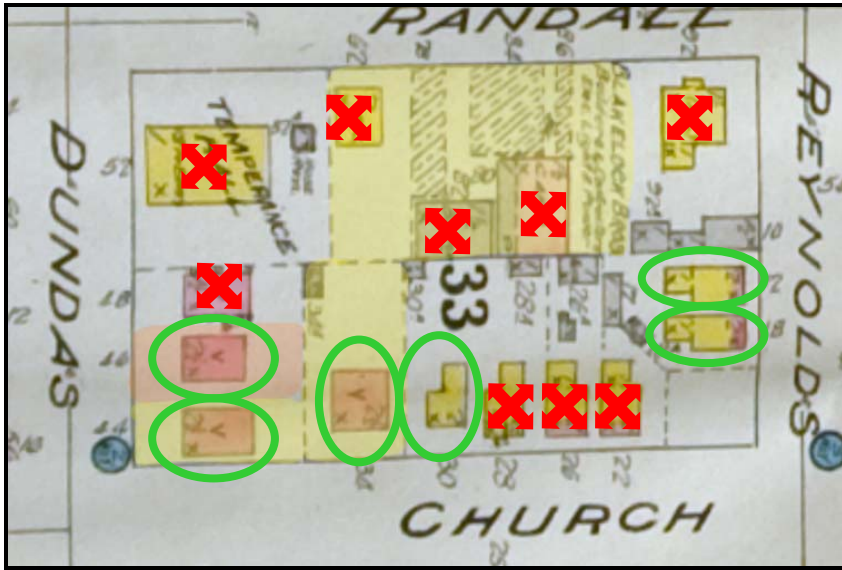
The subject property has cultural heritage value because it is physically, functionally, visually, and historically linked to its surroundings. The property is in downtown Oakville, surrounded by Oakville's four Heritage Conservation Districts, as seen in the map below. The subject property is one of 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 a corner lot 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 123 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 James and Muriel Blakelock 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, specifically James B. Blakelock, who lived in the house with his family.	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 123 Trafalgar Road is located on the east side of Trafalgar Road, between Randall Street and Church Street in downtown Oakville. The property contains a 1917 two-and-a-half storey Edwardian brick house with Queen Anne influences. It is known as the James and Muriel Blakelock House.

Design Value or Physical Value:

The James and Muriel Blakelock 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 James and Muriel Blakelock House has historical value for its associations with Thomas A. Blakelock and James A. Blakelock, whose construction company built the house for James Blakelock and his family to live in circa 1917. 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 subject property 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 123 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 gable roof and two-storey bay projection with hip roof on south elevation and one-storey front porch;
- Dichromatic red and dark brown brick cladding;
- Cedar shingle cladding in the gables;
- Remaining historic fenestration of the windows, which does not include the glass block window on the north elevation and the southerly second storey bay window on the west elevation;
- Segmentally arched window and door openings with brick voussoirs and stone sills; and
- Front porch with low-sloped shed roof, brick columns and railings, 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*.

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