

APPENDIX F

THIRD HERITAGE CONSERVATION DISTRICT STUDY

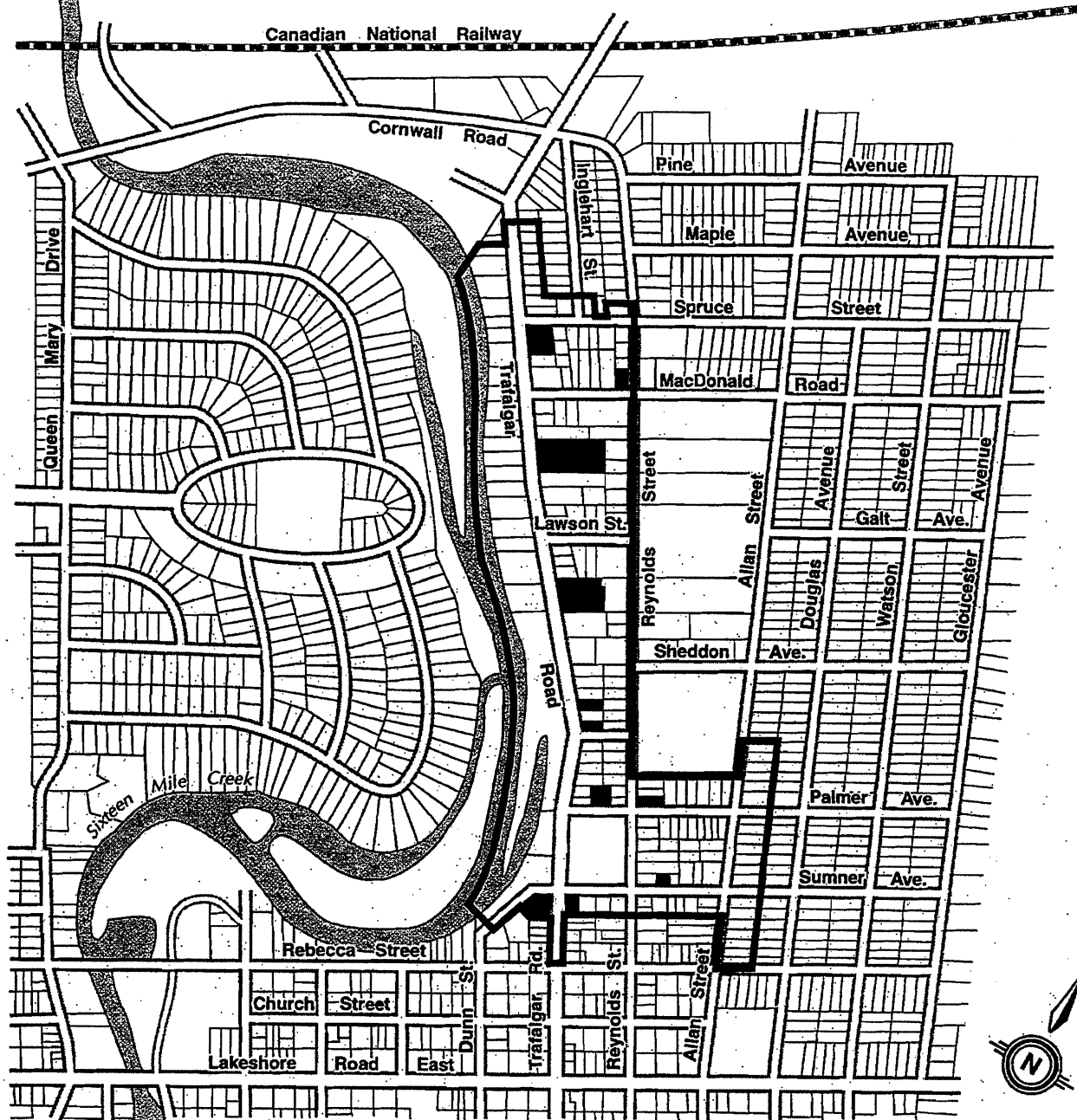
TRAFALGAR ROAD HERITAGE CONSERVATION DISTRICT PLAN

**Prepared for:
The Corporation of the Town of Oakville
September 1994**

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— Trafalgar Road Heritage
Conservation District Boundary

■ Properties excluded from Trafalgar Road
Heritage Conservation District

Approved Boundaries of the Trafalgar Road Heritage Conservation District

Name: _____

File No: _____

Date: August 1995

Scale: N.T.S.



Town of Oakville

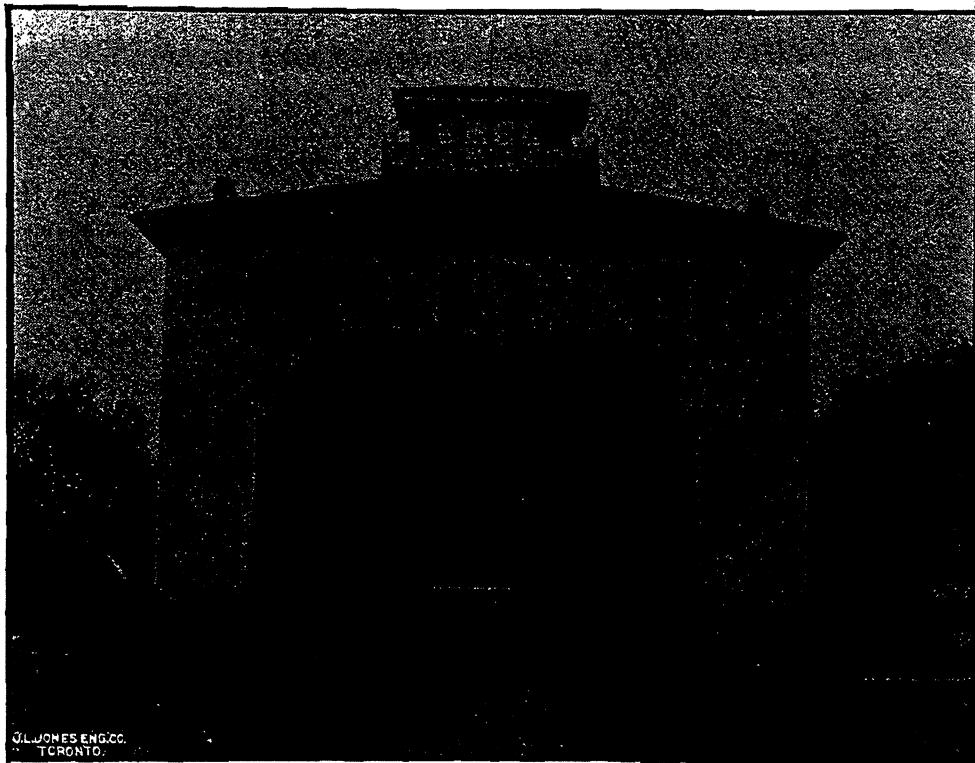
Planning Services
Department

Drafting and Design Office



Acknowledgments

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"ARCHLAWN,"

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THIRD HERITAGE CONSERVATION DISTRICT STUDY

TRAFALGAR ROAD HERITAGE CONSERVATION DISTRICT PLAN

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1.0 INTRODUCTION

1.1 Purpose of District Plan

This heritage conservation district plan follows on from the preparation of the Third District Heritage Assessment Report, the first stage of the heritage conservation district study process. The Heritage Assessment Report detailed the heritage attributes of the Third District study area and provided a rationale for designating the recommended final Trafalgar Road District boundary as a conservation district under Part V of the Ontario heritage Act.

The District Plan provides the basis for the sensitive conservation, management and protection of the district's heritage features, notably its wealth of nineteenth and twentieth century buildings, open space, streets and street trees.

Additionally the conservation district plan provides guidance on relevant planning and development matters that may affect the future of this important area.

Accordingly, the Trafalgar Road Heritage Conservation District Plan should be used and consulted by a variety of people and agencies including:

- property owners;
- Municipal Council;
- municipal staff;
- local utilities; and,
- Local Architectural Conservation Advisory Committee (LACAC) and the Heritage Review Committee

1.2 Format of the District Plan

The district plan comprises three distinct parts. Each addresses a particular facet of conservation and planning within the Trafalgar Road heritage conservation district, e.g., enactment of by-laws, changes to municipal planning policies, design guidelines or advice on conserving or maintaining architectural details or historical building fabric.

Specifically, Part I addresses the principles of district conservation and contains a number of goals and objectives respecting buildings, landscape, land use and new development.

Part II contains conservation guidelines that are intended to guide property owners in caring for and maintaining their heritage buildings and guidelines for alterations to existing buildings and new construction. The key objective in the design guidelines is to provide a minimum standard of appropriateness for change within the district. Specific guidance is also provided on conservation district landscape improvements together with general advice on landscape design for property owners.

In Part III a number of recommendations are made concerning planning and development initiatives primarily for municipal action within the district. Funding sources for conservation work are also described together with particular implementation measures for promoting complementary change within the district.

1.3 A summary of the heritage character of the Trafalgar Road District

In selecting and delineating a heritage conservation district the Town of Oakville's Official Plan, Part C, requires the following to be considered:

-
- the area contains a grouping of buildings that are architecturally significant due to workmanship, age, beauty, or uniqueness;
 - the area has historical significance, value or interest through an association with an important person, event or community activity;
 - the area offers a definite sense of place and time through a series of common building elements, focal buildings and landscape features.

The Trafalgar Road study area is a microcosm of those historical themes and built heritage that distinguish the larger community (see Third District Heritage Assessment Report). In particular the final study area possesses:

- *historical associations* with a formative aspect of Oakville's growth and development, notably the extension of the boundaries of the original Oakville town site north and east and the later annexation of parts of Trafalgar Township;
- *historical associations with early nineteenth century settlers* who played a leading role in the social, economic and political life of the community, such as: the Chisholms; Samuel Lawson; Donald Campbell; Robert Farley; James Potter; Captain Francis Brown; Charles Doty; James and George Freestone.
- *considerable range and diversity in its architectural heritage of frame and brick residential development* including examples of such nineteenth century styles, usually in a vernacular form, as Second Empire; Gothic Revival, and Italianate. Examples of twentieth century styles and building practice, usually in a vernacular form and detailing, include: Four Square; Tudor Revival, Period Revival, Craftsman and Bungalow. There

are also a few examples of post W.W.II Victory Housing and an apartment building in the International Style.

- *a mature, and residential landscape* comprising a diverse, well maintained, scenic setting of private front yards defined by hedges, low ornamental fences or planting beds; a grass boulevard which runs the length of Trafalgar Road; treelined sidewalks and treed canopies; a layout of roads that respond to the topography of Sixteen Mile Creek valley; the traditional town park - Georges Square; and building lots with a variety of setbacks attesting to the evolution of the area over a long period of time.

Accordingly, the final Trafalgar Road study area is considered to be of heritage significance within the Town of Oakville and satisfies the Official Plan requirements respecting heritage conservation district designation.

1.4 Trafalgar Road boundary delineation

The area of Sumner Avenue-Palmer Avenue-Lawson Street-Spruce Street-Reynolds Street-Allan Street-Dunn Street and Trafalgar Road-MacDonald Road comprises a considerable wealth of heritage buildings, streetscapes and development history.

The boundaries of the Trafalgar Road Heritage Conservation District (Map 1) comprises a much smaller area than the initial study area. In delineating the district it is important to attempt to "capture" those buildings, streetscapes and spaces that generally form visually cohesive units. The area includes Sumner Avenue-Palmer Avenue-Lawson Street-Spruce Street-Reynolds Street-Allan Street-Dunn Street and Trafalgar Road-MacDonald Road and accomplishes this objective. In this regard, analysis of the Sumner Avenue-Palmer

Avenue-Lawson Street-Spruce Street-Reynolds Street-Allan Street-Dunn Street and Trafalgar Road-MacDonald Road area resulted in a number of identifiable streetscapes which form the body of the proposed district, namely:

- the major “spine” of Trafalgar Road from the north entrance/exit at Old Mill Road and Randall Street in the south excluding those properties which are designated under Part IV of the Ontario Heritage Act;
- the side streets of the Sumner Avenue-Palmer Avenue-Lawson Street-Spruce Street-Reynolds Street-Allan Street south of Brantwood School, to Randall Street and MacDonald Road; and,
- the park area comprising Georges Square.

The final boundary of the District (Map 1) generally follows established property lines that front on to these streets. The western boundary of the District follows the municipal road rights-of-way on Dunn Street, then leads north-west to the middle of Sixteen Mile Creek proceeding northwards and then easterly approximately one kilometre to where Old Mill Road meets Trafalgar Road.

1.5 District designation

Part V of the Ontario Heritage Act enables a municipality to designate by by-law all or any portion of a municipality as a heritage conservation district provided that there are official plan provisions respecting the establishment of such districts. The Town of Oakville Official Plan contains such provisions.

Recommendation 1

It is recommended that pursuant to subsection 41(1) of the Ontario Heritage Act, Council of the Corporation of the Town of Oakville designate by by-law that area of the municipality identified as "District Boundary" in the accompanying Map 1(See page 1-8).

1.6 Individual property designation under Part V

Part V of the Ontario Heritage Act does not permit properties designated under Part IV of the Act to be part of a heritage conservation district.

The considerable number of distinctive heritage properties within the Trafalgar Road Heritage Conservation District and the keen interest in heritage conservation has resulted in a number of properties being designated under Part IV of the Ontario Heritage Act over the past years. Rather than de-designate these properties and incur municipal expense it is considered prudent to exclude these from the provisions of the preceding by-law in Recommendation 1.

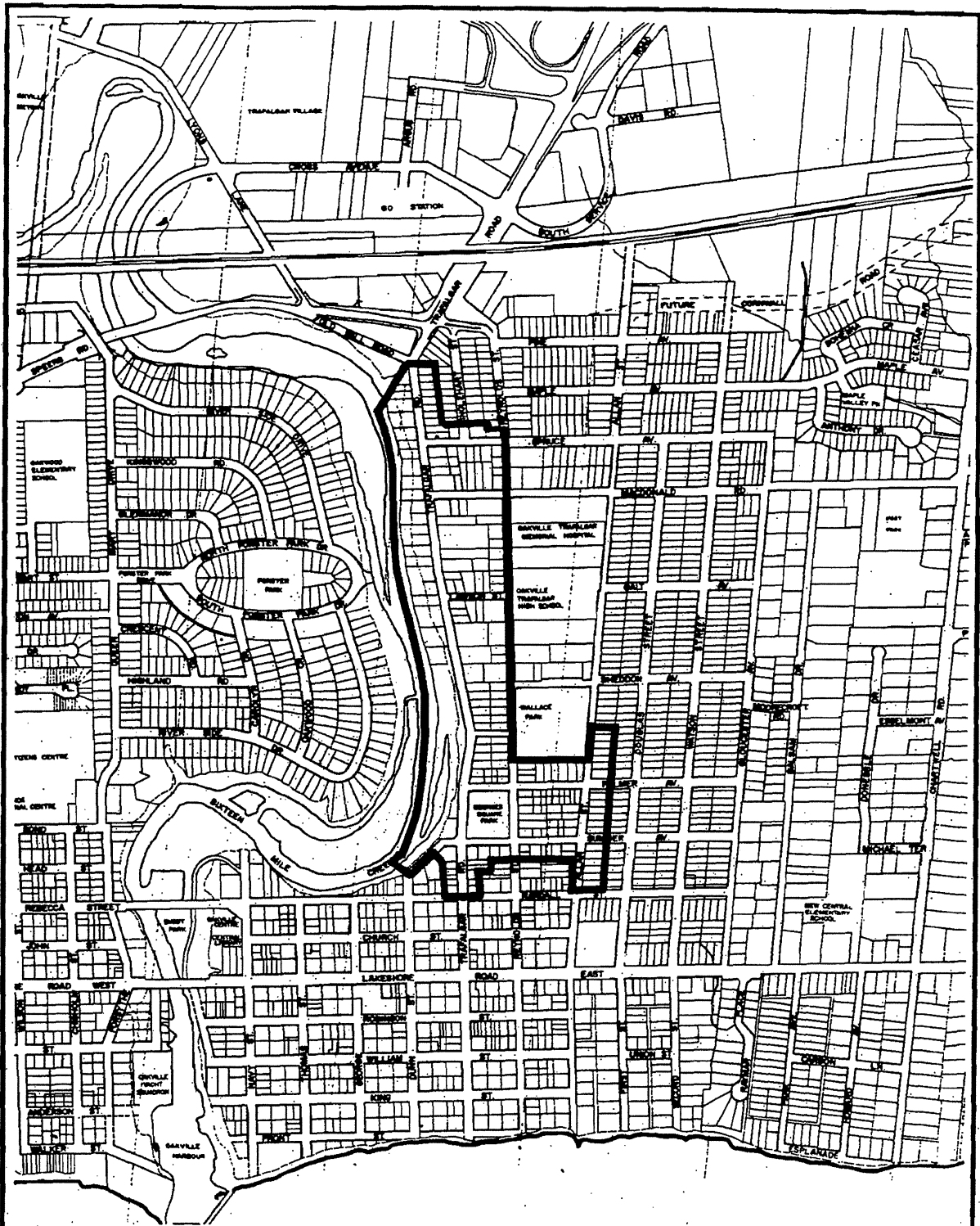
It must be noted that given the length of time between by-law initiation by Council and approval by the Ontario Municipal Board some owners may wish to proceed with Part IV designation. It is suggested that Part IV designations should be on a very limited basis.

Recommendation 2

It is recommended that any properties designated under Part IV of the Ontario Heritage Act within the Trafalgar Road Heritage Conservation District be excluded from the provisions of the district designation by-law. They include:

293 MacDonald Road	By-law 1984-153
301 Palmer Avenue	By-law 1984-257

207 Reynolds Street	By-law 198-233
329 Sumner Avenue	By-law 1984-64
164 Trafalgar Road	By-law 1987-133
167 Trafalgar Road	By-law 1984-172
235 Trafalgar Road	By-law 1986-193
241 Trafalgar Road	By-law 1993-5
289 Trafalgar Road	By-law 1988-78
337 Trafalgar Road	By-law 1980-69
385 Trafalgar Road	By-law 1992-164



**OAKVILLE THIRD HERITAGE
CONSERVATION DISTRICT STUDY**

UNTERMAN McPHAIL CUMING ASSOCIATES
WENDY SHEARER
LANDSCAPE ARCHITECT LIMITED.

DATE: SEPTEMBER 1994

**TRAFALGAR ROAD
HERITAGE CONSERVATION
DISTRICT STUDY AREA
BOUNDARY**

LEGEND: MAP 1
boundary line

DRAWING NOT TO SCALE

2.0 STATEMENT OF INTENT

2.1 General Intent

Within the Trafalgar Road Heritage Conservation District, it is the intent of Council to guide and manage physical change and development within the district by:

- adopting the Trafalgar Road Heritage Conservation District Plan;
- determining permit applications for changes and alterations according to the guidelines contained in the Trafalgar Road Heritage Conservation District Plan; and,
- Initiating appropriate public works and improvements that are within the financial capabilities of the Corporation of the Town of Oakville.

It is the intent of municipal council to complement these initiatives by making appropriate amendments to the Town's Zoning By-law and Official Plan.

2.2 Heritage Interests, Property Owner Interests and Community Interests

Council recognizes that within the Trafalgar Road Heritage Conservation District there may be a number of diverse interests. In certain instances these interests may be complementary. Inevitably, others may be in direct conflict. Some owners of heritage property may see themselves as custodians of the family's, community's and the province's heritage with a duty to conserve and protect. Conversely, other property owners may see it as their obligation to

provide comfortable and livable domestic surroundings for themselves and their family.

Council does not seek to give primacy to any one particular interest, but seeks to ensure that any conflict amongst these interests is at best avoided or otherwise minimized.

2.3 Heritage Character

Council recognizes that:

- the Trafalgar Road Heritage Conservation District comprises a unique collection of heritage buildings and landscapes that have resulted from a century and a half of social, economic, natural and physical changes;
- this unique residential heritage character is to be conserved and protected in the process of future change.

2.4 Municipal Authority

Council recognizes that:

- district designation, under Part V of the Ontario Heritage Act, does not seek the preservation or restoration of a community to a past state, but simply establishes a mechanism for the municipal review and determination of permit applications for changes to, and within, the *built* environment of a designated district;
- it cannot compel, nor does it seek to compel, the restoration of all heritage properties within the district;

2.5 Custodial Responsibility

Council recognizes that:

- owners of heritage property are to be considered the prime custodians of the unique heritage of the Trafalgar Road Heritage Conservation District;

2.6 Management of Change

Council recognizes that:

- many heritage buildings over the past century and a half have witnessed the introduction of a variety of changes to building fabric including additions, at the rear, side and as new upper storeys;
- change in the Trafalgar Road Heritage Conservation District's built heritage and natural environments is to be expected in the future, yet it must be carefully *managed* in a manner that does not adversely affect those environments;
- any proposed change within the District shall be considered within a number of Council approved conservation, design, landscaping and planning guidelines and with consideration of the individual merits of the proposed change.

2.7 Restoration of Heritage Property

Council recognizes that:

- certain property owners will seek to restore their property and Council encourages these owners to seek grant-aid available

for eligible work and by ensuring general conformity with the applicable guidelines in this Plan.

2.8 Alteration of Property

Council recognizes that:

- certain property owners will wish to add to, alter or otherwise change their property to accommodate required living space or new facilities and Council may permit such work provided it is in general conformity with the applicable guidelines in this Plan.

2.9 Determination of Permit Applications

- all residents and property owners within the Trafalgar Road Heritage Conservation District shall be afforded fair and equitable consideration in the determination of permit applications for alterations within the District.

THIRD HERITAGE CONSERVATION DISTRICT STUDY

TRAFALGAR ROAD HERITAGE CONSERVATION DISTRICT PLAN

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**THIRD HERITAGE CONSERVATION
DISTRICT STUDY**

**TRAFALGAR ROAD
HERITAGE CONSERVATION DISTRICT PLAN**

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**THIRD HERITAGE CONSERVATION
DISTRICT STUDY**

**TRAFALGAR ROAD
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1.0 CONSERVATION GOALS, OBJECTIVES PRINCIPLES AND PRACTICE

1.1 Introduction

The intention of the *Trafalgar Road Heritage Conservation District Plan* is to ensure the wise management of physical change and development in order to conserve the unique character of the district and its component buildings and spaces. It is anticipated that most conservation issues in the district will be addressed through the policies and the guidelines of the plan described in the following sections.

The following goals, objectives and principles form the framework for consideration of changes to heritage buildings and their fabric. Where a particular conservation issue is not addressed in the detailed guidelines in Sections 3 and 4, the goals, objectives and principles in Sections 1 and 5 should form the basis for advice to property owners or decision making by the Town of Oakville.

1.2 Heritage Character

Although a number of houses were built prior to 1860, the Trafalgar Road district is characterized by a predominance of late nineteenth century and early to mid twentieth century building construction. A variety of building forms and styles is present in the district. Brick, frame, stucco and a combination of these materials are the main exterior wall fabric. The majority of the buildings are single detached residences, one and-a-half to two storeys in height. They represent smaller homes to larger, more grand upper middle class homes, principally located on Trafalgar Road. Wooden shingles were the predominant historical roofing material in the district. Today, with a few exceptions, all buildings in the district have asphalt shingle roofs.

Most of the buildings are vernacular forms, i.e., informal, often owner built and designed, structures that have used architectural details from one or more of the formal architectural styles. The most prevalent architectural styles and stylistic influences in vernacular form are *Gothic Revival (1830-1900)* and *Italianate (1850-1900)*. There are a few vernacular examples of classic revival; one Regency Cottage; and one example of the *Second Empire style (1860 -1880)* located in the district. Twentieth century styles represented in the district in either pure form or vernacular include: *Four-Square (1900-1930)*; *Tudor Revival (1900-1930s)*; *Period Revival (1900-present)*, *Craftsman (1905-1930)*, *Bungalow (1900-1945)* and *Victory Housing (1940-1950)*.

The distinctive architectural features of the area are its scale, mass, decorative detailing and building siting. A number of individual buildings and properties throughout the district have been extensively altered or subdivided over time due to changing tastes, economics and fashion. Trafalgar Road and Georges Square have generally retained and occasionally enhanced its overall nineteenth and early to mid twentieth century residential character coupled with a distinctive treeline and canopied streetscapes.

1.3 Trafalgar Road District Conservation Principles

The process of heritage conservation within the Trafalgar Road District not only requires recognition of its special character but also acceptance of several well-established conservation principles. The purpose of this section is to establish a context for the conservation of heritage buildings, to provide a general framework for the conservation of heritage buildings and to provide a general framework for the more detailed guidance offered in later sections.

Accordingly any proposed changes within the Trafalgar Road Heritage Conservation District shall be considered with regard to the following principles:

- All heritage conservation work should be based upon and preceded by sufficient historical research, site analysis and documentation to identify and safeguard fully the heritage values to be conserved.
- There shall be a presumption in favour of retaining the distinguishing characteristics of a heritage property. The destruction, alteration or removal of historical fabric or distinguishing architectural features and landscaping shall be considered as the least desirable course of action.
- Alterations and changes that have occurred in the past may be of significance in the development of a particular heritage building and its environment and should be protected.
- Heritage features are to be retained and re-used wherever possible and the demolition of heritage buildings shall be actively discouraged.
- Historical, physical or pictorial and documentary evidence shall guide the repair or replacement of missing architectural features of an individual heritage building. Guesswork or the use of architectural elements borrowed from other buildings should be avoided.
- Stylistic and architectural features or examples of fine craftwork that distinguish a particular building, whether of vernacular construction or more formal architecture, must be treated with sensitivity and where deteriorated should be repaired rather than replaced.

- Replacement of architectural features should match the material being replaced in composition, design, texture, colour, size and level of craftwork.
- Surface cleaning of historic structures must only be undertaken when accumulated dirt adversely affects the historical fabric of a heritage building and undertaken only by the gentlest means possible. Sandblasting, high pressure water washing, strong chemical cleaning and other methods that may damage building materials must be avoided.
- Contemporary design of alterations and additions will be permitted where they do not destroy significant historical, architectural, streetscape or cultural features (See Design Guidelines, Section 4).
- Contemporary design or alterations and additions should be permitted where they are of a size, location, colour and material that is compatible with the prevailing character of the building, streetscape, landscape and district.
- All public works should seek to avoid adverse effects to the character of the Trafalgar Road heritage conservation district and in particular to individual heritage buildings, archaeological sites, fences, grass boulevards and distinctive trees and treelines within the district.
- New construction comprising freestanding buildings should respect the prevailing character of: adjacent buildings; the existing streetscape, landscaping and grade levels; and the district as a whole. New construction should be of compatible design in location, size, height, setback, orientation, materials, colour, roof and roofline, fenestration, scale and proportion.

- Historical landscaping should be respected as an integral part of the character of the district and preserved whenever possible.

This District Plan provides more specific guidance in the management of change and development within this special setting in a way that respects the heritage building stock, the quality of the streetscape, and the wishes and views of individual property owners.

Prudent management of change includes the promotion of a clear statement of goals and objectives for the designated heritage conservation district. Although goals and objectives are general in nature, they are of importance in providing a framework for more specific guidance and action as well as direction towards the type of environmental management anticipated in a conservation district.

2.0 TRAFALGAR ROAD CONSERVATION GOALS AND OBJECTIVES

2.1 District Conservation Goals

- To maintain the residential character of Trafalgar Road Heritage Conservation District.
- To protect and enhance existing heritage residential buildings
- To avoid the destruction of the Trafalgar Road District's heritage buildings and landscape fabric and to encourage changes that are undertaken in a manner that if such alterations or additions were removed in the future, the essential form and integrity of the heritage property would remain unimpaired.

2.2 District Conservation Objectives

2.2.1 Objectives: Heritage buildings

- To encourage continuing maintenance and repair of individual heritage buildings by property owners.
- To support the continuing care, conservation and restoration of heritage buildings wherever appropriate by providing guidance on sound conservation practice and encouraging applications to existing funding sources for eligible work.

2.2.2 Objectives: Landscape

- To encourage the maintenance and protection of the urban landscape character of Trafalgar Road as well as avoiding or minimizing the adverse effects of public undertakings.

- To maintain and preserve individual trees, treelines and grass boulevards within the District.
- To enhance public spaces, notably, boulevards with appropriate landscaping.

2.2.3 Objectives: Archaeology

- To avoid wherever possible the disruption or disturbance of archaeological remains of former sites of settlement and past human activity within the Trafalgar Road Heritage Conservation District.

2.2.4 Objectives: Land use

- To encourage the maintenance of a stable, low density residential environment within the District.
- To support existing uses and adaptive re-uses for residential purposes wherever feasible within the existing building stock.
- To discourage those land uses which would be out of keeping with or have detrimental effects upon the residential and open space character of the district.

2.2.5 Objectives: New development

- To discourage the demolition of existing heritage buildings and their replacement by new development.

- To permit new development where it respects or otherwise complements the prevailing character of existing heritage buildings and structures within the Trafalgar Road District.