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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

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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.

## **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.

- 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.**

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## **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.**

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## 4.5 New building construction

The introduction of new buildings into the Trafalgar Road district is part of the continuing changes that may be experienced by any community.

New development, if permitted by the Official Plan and Zoning By-law, should be compatible with the character of the adjoining properties and the streetscape. The new building should be designed to look appropriate and to be compatible in the midst of the established neighbourhood. Its appearance must be sensitive to the character of its neighbours.

The construction of new buildings should be confined to the construction of buildings on vacant lots. While not prohibited by the *Ontario Heritage Act*, the demolition of existing heritage buildings and redevelopment of the sites with new structures is actively discouraged within the district. Private Members Bill 82 (An act respecting the Town of Oakville) requires approval of a building permit prior to the granting of a demolition permit. Property owners are encouraged to work with existing buildings, altering and adding to them in a sympathetic manner rather than demolishing and building anew.

The following guidelines for new construction are intended to provide a framework for *compatible* development. They are not intended to be a detailed prescription for each new building. This should enable property owners to design creatively with a general context for future built form.

### 4.5.1 General Principles

As any proposed building will be a new structure within the district, it is anticipated that the structure should look new and not pretend to be historic by replicating or copying older facades. Do not mimic historic details that have no relevance in contemporary construction such as shutters and multi-paned sash.

The general factors that govern the visual relationships between an infill building and its neighbours: height, width, proportion, relationship to the street, roof forms, composition, proportion of openings, materials and colour, should be studied carefully and used as a basis for new construction.

#### **4.5.2 New building height**

One-and-a-half to two storey structures are the most dominant in the district. Building height of new structures should generally maintain the building height of adjacent properties and the immediate streetscape and should be neither noticeably higher nor lower. In areas of varied building height new development must respect adjacent buildings by being neither excessively higher nor lower.

#### **4.5.3 Width**

The majority of the buildings in the district are single detached dwellings of varying width dependent upon the lot size and stylistic derivation. Building width of new structures should maintain the building width and side yard spaces of adjacent properties and the immediate streetscape thus preserving the existing building and space rhythms within the streetscape.

#### **4.5.4 Proportion**

Proportion relates to the association of height to width. The structures in the Trafalgar Road district are generally oriented vertically, i.e., the height is greater than the width. New residential infill should maintain the proportions of neighbouring properties.

#### **4.5.5 Relationship to the Street**

There are a variety of residential building forms in various styles and arrangements within the district. There is no one predominant building line or setback that distinguishes the district. New residential infill should maintain the existing setbacks of adjacent properties. In locations where there is significant variation in setbacks, infill development should generally avoid excessive setback from or projection in front of a building line drawn from the mid-point of adjacent building facades.

The majority of the buildings in the district are aligned to a grid established by the street pattern. Two exceptions include: 279 Lawson Street which once faced onto Trafalgar Road; and 180 Allan Street which faces Sumner Avenue but has Allan Street address. New buildings should therefore, be located with the main facade parallel to the roadway. In the case of corner lots, orientation of the principal elevation to the more major street is generally preferred.

Ancillary buildings should be located towards the rear of the lot. Garages in particular should not be a dominant element of the main elevation. They are best located to the rear of the building or set back from the principal facade.

#### **4.5.6 Roofs on new buildings**

Roofs are an important visual feature in the district. The district is characterized by a variety of roof forms: front gable, side gable, cross gable, hip and truncated hip. Mansard and gambrel roofs are not commonly found on historic buildings in the district; therefore, these roof forms should be avoided. Flat or shallow pitch roofs should also be avoided in new construction.

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Wooden shingles were the predominant historic roofing material in the district. The majority of the buildings now have asphalt shingle roofs. Wood or asphalt shingles would be appropriate for new construction within the district. The use of concrete, clay tile, slate, metal or composite roofs are discouraged.

Roof vents, solar panels, satellite dishes and skylights are best located to the rear of new buildings.

#### **4.5.7 Composition**

Despite the range of age and architectural styles of the buildings in the district, the structures maintain continuity because of the similarity in composition of architectural elements.

The buildings are characterized by a tripartite division of the main elevation: foundation, wall and roof.

A shallow foundation is frequently differentiated from the wall above by construction in stone. The plinth, to carry water away from the wall, provides a horizontal break between the foundation and the wall.

Above the foundation, the main entrance is generally located on the street elevation, above grade and connected by steps and path to the sidewalk. The entrance on the ground floor is balanced, either symmetrically or asymmetrically, by window openings. The second floor, when present, is characterized by a flow of windows across the wall. Upper balconies and porches are not typical elements on the main elevation of houses in the district.

The wall is set apart from the roof by the strong horizontal line of the eaves. The roof mass is often punctuated with dormers and chimneys.

New residential buildings should maintain the tripartite division of foundation, wall and roof and respect the typical architectural elements of the main facades.

#### **4.5.8 Windows and entrances on new buildings**

As a result of the rich diversity of mid-to-late nineteenth and twentieth century architectural styles represented in the district, a range of window and entrance types are evident.

While window openings are generous, the overall proportion is more wall than windows. Generally window openings are vertical format and rectangular. There are also numerous examples of segmental and round headed openings. The windows are arranged in a variety of ways, either individually, pairs, groups or composing a bay.

Examples of pointed arch and Palladian window openings, multi-pane upper sash, diamond shaped window panes and leaded coloured glass windows, and bullseye windows are also found in the district. These window types tend to accent particular architectural style as decorative elements.

New window designs are encouraged that generally reflect vertical and rectangular dimensions. On facades that face the street, windows should maintain proportions of neighbouring properties. Large, full-length, multi-storey or picture windows are best avoided.

Entrances are usually an important element of the principal elevation, frequently highlighted with architectural detailing such as door surrounds and porches and recessed or projected from the wall face for emphasis. Doors are solid or partially glazed, single or half-leaf double doors. Avoid full size double doors and large amounts of glazing. Maintain the importance of the entrance way on the main elevation.

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#### **4.5.9 Exterior cladding: materials and colours**

Brick veneer, stucco cladding and a combination of these two materials are the most prevalent wall materials in the district. Wooden cladding is also represented, often in combination with stucco. There is one stone structure covered in stucco in the district. Wall materials of new construction should reflect the predominant traditional materials and their respective colours: brick (red) and stucco (light). Wood (clapboard) is also considered to be an acceptable walling material. Wooden shingles may also be considered acceptable when used on upper wall surfaces with stucco or as decorative features. Use of concrete or other masonry blocks, metal, synthetic sidings should be avoided.

Windows and doors in the area are predominantly painted wood. Avoid synthetic or metal clad window and door units and untreated or natural wood.

Stone foundations are appropriate for new construction; however, carefully selected and laid textured concrete or masonry blocks can provide a more economical alternative. Avoid using materials that were primarily utilized for wall construction such as bricks and do not parge or stucco the foundation wall.

#### **4.6 Public Works**

Public works in the district such as road and utility improvements undertaken by a variety of authorities: the Town of Oakville, the Regional Municipality of Halton, utility companies, and so on have the potential to cause disruption and damage to identified heritage features of the neighbourhood. Every effort should be made in both day-to-day operations and long term planning to minimize adverse effects to the heritage conservation district and its components.

surrounding neighbourhood replaced the strict formality of the earlier designs. The later design intent was to create a site where contemplation of nature could occur. This intention was, in part, motivated by a reaction to the overcrowding and poor living conditions in many urban areas. The creation of naturalistic civic parks was seen as a means of conveying significant social benefits to a community. Georges Square is an excellent example of this design philosophy.

Today, Georges Square is a well maintained, passive recreational space. As the existing trees mature, replacement trees should be added that duplicate the mix of over twenty-two different species. The balance of coniferous and deciduous species should also be retained. Replanting of the park in this manner will ensure that it continues to be an important heritage resource. Architectural features considered for introduction to Georges Square, such as a bandstand, should be guided by historic photographic documentation.

#### **5.4.5 Fencing and Hedges**

One of the most significant landscape features of the District is the prominence of property line hedging and fences. There are many types of low ornamental fences of painted wood or iron located along the front property line that contribute to the intimate scale of the pedestrian environment. Front yard privacy can be provided by combining hedges with low fences.

Planting hedges or shrub borders along the side property lines also contributes in a positive way to the street view since driveways and parked cars are screened from the pedestrian until they are directly in front of them.