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August 16, 2023

VIA COURIER

Ontario Heritage Trust
10 Adelaide Street East
Toronto, Ontario M5C 1J3

Dear Sirs/Madames:

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

Enclosed please find the Notice of Heritage Designation served upon you in accordance with Section 29 of the Ontario Heritage Act, R.S.O. 1990, c. O.18, as amended.

Sincerely,

Francesca Piazza
Legislative Coordinator

Encls.

cc: V. Tytaneck Town Clerk
D. Perlin, Assistant Town Solicitor
K. Biggar, Manager, Policy Planning, Planning Services
C. Van Sligtenhorst, Supervisor Heritage Planning

RECEIVED
2023/08/18
(YYYY/MM/DD)
Ontario Heritage Trust

To be the most livable town in Canada.

NOTICE OF HERITAGE DESIGNATION

On August 14, 2023, Oakville Town Council resolved to pass By-law 2023-110 to designate the following property under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended, as a property of cultural heritage value and interest:

Conder House
159 Trafalgar Road
Part Lot 5, Block 90, Plan 1, {AKA MAP R. W. Kerr DPS} AS IN 172522; Oakville

In accordance with Section 29(8) of the *Ontario Heritage Act*, any person who objects to the by-law may appeal to the Ontario Land Tribunal by giving the Tribunal and the clerk of the municipality, within 30 days after the date of publication on the town's website, a notice of appeal setting out the objection to the by-law and the reasons in support of the objection, accompanied by the fee charged by the Tribunal. The last date to appeal this by-law is September 15, 2023.

Further information regarding this designation is available from the Town of Oakville. Any inquiries may be directed to Carolyn Van Sligtenhorst, Supervisor of Heritage Conservation at 905-845-6601, ext. 3875 (TTY 905-338-4200), or by email at carolyn.van@oakville.ca



OAKVILLE

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2023-110

A by-law to designate the Conder House at 159 Trafalgar Road as a property of cultural heritage value or interest.

WHEREAS pursuant to Section 29, Part IV of the *Ontario Heritage Act*, R.S.O. 1990, chapter O.18, the council of a municipality is authorized to enact by-laws to designate a real property, including all buildings and structures thereon, to be of cultural heritage value or interest;

WHEREAS the property described in Schedule A to this By-law ("the Property") contains the cultural heritage resource known as the Conder House;

WHEREAS the council of the Corporation of the Town of Oakville, by resolution passed on June 12, 2023, has caused to be served on the owner of the lands and premises at 159 Trafalgar Road, Oakville, ON and upon the Ontario Heritage Trust, notice of intention to designate the Conder House at 159 Trafalgar Road as a property of cultural heritage value or interest, and further, has caused the notice of intention to be published on the town's website in accordance with the town's *Ontario Heritage Act Alternative Notice Policy*;

WHEREAS no objection to the proposed designation was served on the municipality by July 14, 2023, being the last date for filing an objection;

AND WHEREAS the Town Council has described the Property, set out the statement of cultural heritage value or interest for the Property, and described the heritage attributes of the Property in Schedule "B" to this By-law, which forms part of this By-law;

COUNCIL ENACTS AS FOLLOWS:

1. That the real property legally described in Schedule "A" to this By-law, is hereby designated to be of cultural heritage value or interest under Section 29 of the *Ontario Heritage Act* in keeping with Statement of Significance in Schedule "B" to this By-law setting out the details of the cultural heritage value or interest and the description of the heritage attributes
2. That the attached Schedules form part of the By-law.

3. And that the Town Solicitor be authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" at the Land Registry Office.

PASSED this 14th day of August, 2023

MAYOR

CLERK

SCHEDULE "A" TO
BY-LAW 2023-110

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

Conder House
159 Trafalgar Road
Part Lot 5, Block 90, Plan 1, {AKA MAP R. W. Kerr DPS} AS IN 172522;
Oakville

PIN: 24812-0006

SCHEDULE "B" TO
BY-LAW 2023-110

STATEMENT OF SIGNIFICANCE

Description of Property

The property at 159 Trafalgar Road is a long and narrow property located on the east side of Trafalgar Road, between Sumner Avenue and Randall Street, at the north end of Downtown Oakville. The property contains the Conder House, a circa 1857 one-and-a-half storey brick house.

Statement of Cultural Heritage Value or Interest

Design and Physical Value

The Conder House has design and physical value as a representative example of a mid-19th century vernacular workers' cottage built with influences from the Georgian style of architecture. The structure was once the north half of a semi-detached home built circa 1857 and together the two units formed a symmetrical façade, typical of the Georgian era. The remaining north unit is a simple, side gable-roofed structure constructed of brick on a lakestone foundation. The red brick detailing includes a protruding brick base above the foundation, vertical brick headers over each of the windows and doors and a dentilled cornice detail with brick 'brackets' under the roof eaves. The tall transom window above the front door and large 6/6 wood windows provided light that was much needed in a rowhouse-style home. The house is a simple and vernacular interpretation of the Georgian style, designed to be a compact and practical home for individuals and small families from the working class.

Historical and Associative Value

The Conder House has cultural heritage value for its direct associations with the industrial history of Oakville as a representative example of a workers' cottage that housed employees of local industries. When the house was built in the mid-19th century, Oakville's industries were booming. The fertile soil and optimal growing conditions for fruit supported an agricultural business that in turn supported industries including cider mills, jam makers, fruit evaporating companies, and basket factories. The Conder House was owned and occupied by workers in these industries, including the Oakville Basket Factory and W.T. Carson & Sons Planing mill.

Contextual Value

The Conder House has contextual value because it is physically, functionally, visually, and historically linked to its surroundings. The property is an entry point to Downtown Oakville from the north along Trafalgar Road and remains in its original location. The

building is a remnant of the residential and commercial buildings once associated with Oakville's 19th and early 20th century industrial businesses, many of which have been demolished over the past century. These include W.T. Carson & Sons Planing mill and the Oakville Basket Factory, both of which had structures present along Trafalgar Road for over a century.

Description of Heritage Attributes

Key heritage attributes of the property at 159 Trafalgar Road that exemplify its cultural heritage value, as they relate to the one-and-a-half storey brick house known as the Conder House, include:

- Footprint and form of the one-and-a-half storey gable roofed structure;
- Fenestration of the door and window openings on the west and north elevations
- Lakestone foundation above grade;
- Red brick cladding including protruding base above the foundation, vertical brick headers over window and door openings, dentilled cornice detail and 'brackets' under the roof eaves;
- Historical 6/6 wood windows with wood storms;
- Wood transom window above front door; and
- Brick chimney.