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February 10, 2025

VIA EMAIL

Ontario Heritage Trust
10 Adelaide Street East
Toronto, Ontario M5C 1J3
registrar@heritagetrust.on.ca

RECEIVED
2025/03/10
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Ontario Heritage Trust

**Subject: Heritage Designation
By-law 2025-028
Dorland House
127 Trafalgar Road, Oakville, Ontario**

Enclosed please find a copy of the Heritage Designation notice and a copy of By-law 2025-028 served upon you in accordance with Section 29(8) of the *Ontario Heritage Act*, R.S.O. 1990, c. 0.18, as amended.

Sincerely,

Francesca Piazza
Legislative Coordinator

Encls.

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

HERITAGE DESIGNATION BY-LAW

On February 3, 2025, Oakville Town Council resolved to pass By-law 2025-028 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:

Dorland House
127 Trafalgar Road
PT LT D, BLK 25, PL 1, AS IN 817997, T/W 817997; OAKVILLE

In accordance with Section 29(8) of the *Act*, any person who objects to the By-law may appeal to the Ontario Land Tribunal by forwarding to the Tribunal and the Town Clerk (at the Town of Oakville, Clerk's department, 1225 Trafalgar Road, Oakville, ON L6H 0H3 or at TownClerk@oakville.ca) 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. A copy of the appeal form is available from the Ontario Land Tribunal website at <https://olt.gov.on.ca>. The last date to appeal this By-law is March 12, 2025.

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.

Issued at the Town of Oakville on February 10, 2025.



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2025-028

A by-law to designate the Dorland House at 127 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 Dorland House;

WHEREAS the council of the Corporation of the Town of Oakville, by resolution passed on December 9, 2024, has caused to be served on the owner of the lands and premises at 127 Trafalgar Road, Oakville, ON and upon the Ontario Heritage Trust, notice of intention to designate the Dorland House at 127 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 January 15, 2025, 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*.
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 3rd day of February, 2025

MAYOR

CLERK

SCHEDULE "A" TO
BY-LAW 2025-028

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

Dorland House
127 Trafalgar Road
PT LT D, BLK 25, PL 1, AS IN 817997, T/W 817997; OAKVILLE
PIN: 24812-0014

SCHEDULE "B" TO
BY-LAW 2025-028

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Description of Property

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

Statement of Cultural Heritage Value or Interest

Design and Physical Value

The Dorland House has design value as a representative example of an Edwardian brick house with Queen Anne influences. It expresses these styles through 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 and Queen Anne styles remain.

Historical and Associative Value

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

Contextual Value

The Dorland House has cultural heritage value because it is physically, functionally, visually, and historically linked to its surroundings. The subject property is one of several historical buildings of note still standing that reference the early 20th century built history of the neighbourhood, which was a mix of residential, industrial and

commercial uses. It is one of several other houses built by the Blakelock Brothers on the block, but is one of the only few remaining. It sits on a corner lot and is prominently located in the neighbourhood. The property is also important in defining, supporting, and maintaining the character of the historic downtown core. The subject house plays an important role in the remaining historic streetscape of this block, as a visible anchor on the southwest corner. The building's small scale and historic architectural style highlights the history of downtown Oakville and its historically low-scale building streetscape. Its association with the Blakelock family and their business is particularly important as the building is a tangible remnant of this important part of Oakville's history of industry and post-World War I growth.

Description of Heritage Attributes

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

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