
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.