

Heritage Research Report



**2487 Old Bronte Road
Oakville, Ontario**

**Town of Oakville
Planning Services, Policy Planning and Heritage
December 2021**

HERITAGE RESEARCH REPORT STATUS SHEET

Street Address:	2487 Old Bronte Road
Roll Number:	2401010040022000000
Short Legal Description:	PT LT 30, CON 1 TRAF SDS, PT 1 20R6419 & PT 1 20R7258; OAKVILLE.
Heritage Type:	Built Structure
Heritage Status:	Listed Heritage Property
Research Report Completion Date:	December, 2021
Designation Brief Completed by:	David Addington, Heritage Planner

Executive Summary

This heritage research report has been completed by Town of Oakville Heritage Planning staff to provide historical research of the property at 2487 Old Bronte Road, and an evaluation of the property's cultural heritage value according to the criteria in Ontario Regulation 9/06. Where a property is shown to have sufficient heritage value by meeting the criteria outlined in O.Reg 9/06, the implementation of measures to protect its identified cultural heritage value are merited under the *Ontario Heritage Act*.

The subject property is currently listed on the Town of Oakville Heritage Register as a non-designated property. It was added in 2009 for the potential heritage value of its circa 1925 brick Edwardian style house. The property contains the two and half storey brick house along with a detached garage that was constructed in the late 1980s. It is located within Palermo Village, which is the oldest settlement in present day Oakville.

On July 5, 2021 Town of Oakville Planning and Development Council directed Planning staff to proactively examine listed (non-designated) heritage properties within Palermo Village and, should a property meet the criteria for designation under the *Ontario Heritage Act*, recommend to Council that notice be given to designate the property.

This report provides the basis for determining if the property at 2487 Old Bronte Road has sufficient heritage value to be recommended to Council for designation under Part IV of the *Ontario Heritage Act*, as per the above noted recommendation.

The cultural heritage evaluation outlined in this report has demonstrated that the subject property at 2487 Old Bronte Road has design/physical, historical/associative and contextual cultural heritage value according to the criteria in O.Reg. 9/06, as follows:

- **Design/Physical Value:** The property is a representative example of a vernacular Edwardian dwelling that also shares characteristics of the American Foursquare type of home.
- **Historical/Associative Value:** The property was the home of George Stanley and Fannie Ethel Wood who were the proprietors of the general store that was located at the northeast corner of Dundas Street West and Bronte Road (now Old Bronte Road) from approximately 1920 to 1945. The corner store was a community hub during the peak period of Palermo's development in the early 20th century.
- **Contextual Value:** The property supports and maintains the historic residential character of the village of Palermo and is historically, visually and physically linked to its surroundings.

Given that the property meets the O.Reg 9/06 criteria, it is considered to be a significant built cultural heritage resource, and is therefore **recommended for designation under Part IV of the *Ontario Heritage Act***. As per the requirements of the *Ontario Heritage Act*, a Statement of Cultural Heritage Value or Interest, including a description of the heritage attributes that exemplify the home's cultural heritage value, has been prepared and is included in Section 6 of this report.

1.0 Site History

The 1806 Wilmot Survey shows the 200 acre township lot parcel at Lot 30, Concession 1 South of Dundas Street (SDS), within which the parcel that is now known as 2487 Old Bronte Road is located. The 1806 Wilmot Survey shows that Bildad Simons was on the land at the time.

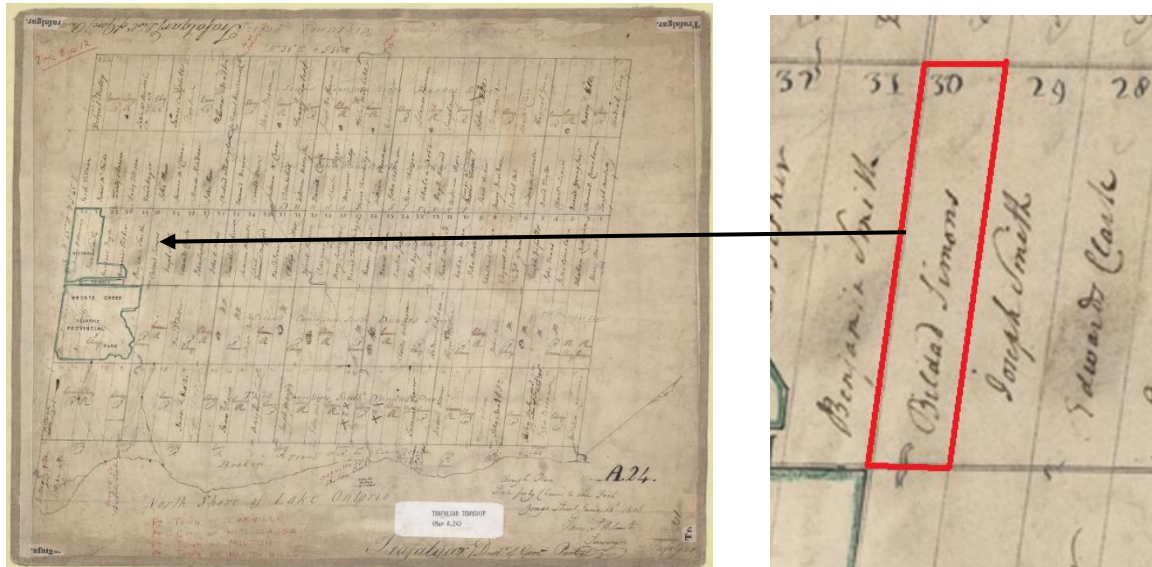


Figure 1: 1806 Wilmot Survey, Trafalgar Township South

A review of the Land Registry Office chain of title documents shows that the Crown granted the land patent to Bildad Simons in 1808, and it was sold to Charles Teetzel in 1812. By 1830, the first of multiple small quarter acre or larger lots had been severed from the original township lot. In 1843 a quarter acre parcel in the northwest half of Lot 30, which became the subject site was severed and sold to Robert Miller. Land Registry Office documents show that the quarter acre parcel changed ownership various times through the latter half of the 19th century until it was purchased in 1905 by Mary Ann Harrod, wife of labourer Samuel Harrod. After Mary Ann Harrod's death in 1910, the property was transferred to merchant George Stanley Wood in 1924. Subsequent to George Stanley Wood's death in 1945, the property was transferred to his wife, Fanny Ethel Wood in 1946, and later to Tobias Hogeveen in 1979. See Appendix A for a summary of the ownership history (from 1808 to 2007) for the section of the property on which the existing house was built.

The subject property remained the same rectangular quarter acre parcel until the 1980s. From a review of the Land Registry Office documents, it appears that an approximate 410 square metre portion of land was added to north side of the subject property at 2487 Old Bronte Road in 1984. Subsequently, an approximately 374 square metre portion of land on the parcel's south side was combined in 1986 to the property to the south at 2477 Old Bronte Road. See Figure 2 and 3 below for the original and current configuration of the subject parcel.

Figure 2: Outline of original parcel configuration from 1843 to 1984



Figure 3: Outline of current parcel configuration



The 1861 Census of Canada record shows that a single storey wood frame house had been built on the subject property as early as 1850 when Thomas Robinson owned the property (Figure 4). By 1921, the Census of Canada shows that George Stanley Wood along with his wife Fanny Ethel Wood and one year old son, William Donald were tenants on the subject property (Figure 5). At that time, the property was owned by Samuel Harrod (the estate of Mary Ann Harrod who died in 1910). The Census notes that the house in 1921 was a brick structure with six rooms occupied by the Wood family. George Stanley Wood is noted as a store-keeper at the time.

PUBLIC ARCHIVES OF CANADA MICROFILMED 1955

PERSONAL CENSUS										CREATED IN 1861											
Enumeration District, No. 5 11200-1000										in the County of Halifax											
NAME OF DEATH		FAMILIAL STATUS BY DECEASED		PLACES OF BIRTH		RELIGION		EDUCATIONAL IN THE LAST YEAR		SEX		AGE		MARRIAGE		MARRIAGE		MARRIAGE		MARRIAGE	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44
45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66
67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88
89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110
111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132
133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154
155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176
177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198
199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220

Figure 4: 1861 Census of Canada showing Thomas Robinson on the subject property

DOMINION BUREAU OF STATISTICS—BUREAU FÉDÉRAL DE LA STATISTIQUE
SIXTH CENSUS OF CANADA, 1921
POPULATION

Province: *Ontario* District No. *11* Enumeration Sub-District No. *17* in the City, town, village, township or parish of *St. Catharines*

Page *8* of *11*

NAME		FAMILIAL STATUS BY DECEASED		PLACES OF BIRTH		RELIGION		EDUCATIONAL IN THE LAST YEAR		SEX		AGE		MARRIAGE		MARRIAGE		MARRIAGE		MARRIAGE	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
24	<i>George Stanley Wood</i>	<i>Head</i>	<i>Married</i>	<i>St. Catharines Ont.</i>	<i>Anglican</i>	<i>High School</i>	<i>Male</i>	<i>38</i>	<i>5</i>	<i>Married</i>	<i>1911</i>	<i>1911</i>	<i>1911</i>	<i>1911</i>	<i>1911</i>	<i>1911</i>	<i>1911</i>	<i>1911</i>	<i>1911</i>	<i>1911</i>	<i>1911</i>
25	<i>Fanny Ethel Wood</i>	<i>Wife</i>	<i>Married</i>	<i>St. Catharines Ont.</i>	<i>Anglican</i>	<i>High School</i>	<i>Female</i>	<i>35</i>	<i>5</i>	<i>Married</i>	<i>1911</i>	<i>1911</i>	<i>1911</i>	<i>1911</i>	<i>1911</i>	<i>1911</i>	<i>1911</i>	<i>1911</i>	<i>1911</i>	<i>1911</i>	<i>1911</i>
26	<i>William Donald Wood</i>	<i>Son</i>	<i>Single</i>	<i>St. Catharines Ont.</i>	<i>Anglican</i>	<i>High School</i>	<i>Male</i>	<i>1</i>	<i>5</i>	<i>Single</i>	<i>1920</i>	<i>1920</i>	<i>1920</i>	<i>1920</i>	<i>1920</i>	<i>1920</i>	<i>1920</i>	<i>1920</i>	<i>1920</i>	<i>1920</i>	<i>1920</i>
27	<i>Samuel Harrod</i>	<i>Head</i>	<i>Married</i>	<i>St. Catharines Ont.</i>	<i>Anglican</i>	<i>High School</i>	<i>Male</i>	<i>65</i>	<i>5</i>	<i>Married</i>	<i>1911</i>	<i>1911</i>	<i>1911</i>	<i>1911</i>	<i>1911</i>	<i>1911</i>	<i>1911</i>	<i>1911</i>	<i>1911</i>	<i>1911</i>	<i>1911</i>
28	<i>Fanny Ethel Wood</i>	<i>Wife</i>	<i>Married</i>	<i>St. Catharines Ont.</i>	<i>Anglican</i>	<i>High School</i>	<i>Female</i>	<i>35</i>	<i>5</i>	<i>Married</i>	<i>1911</i>	<i>1911</i>	<i>1911</i>	<i>1911</i>	<i>1911</i>	<i>1911</i>	<i>1911</i>	<i>1911</i>	<i>1911</i>	<i>1911</i>	<i>1911</i>
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30	<i>Samuel Harrod</i>	<i>Head</i>	<i>Married</i>	<i>St. Catharines Ont.</i>	<i>Anglican</i>	<i>High School</i>	<i>Male</i>	<i>65</i>	<i>5</i>	<i>Married</i>	<i>1911</i>	<i>1911</i>	<i>1911</i>	<i>1911</i>	<i>1911</i>	<i>1911</i>	<i>1911</i>	<i>1911</i>	<i>1911</i>	<i>1911</i>	<i>1911</i>
31	<i>Fanny Ethel Wood</i>	<i>Wife</i>	<i>Married</i>	<i>St. Catharines Ont.</i>	<i>Anglican</i>	<i>High School</i>	<i>Female</i>	<i>35</i>	<i>5</i>	<i>Married</i>	<i>1911</i>	<i>1911</i>	<i>1911</i>	<i>1911</i>	<i>1911</i>	<i>1911</i>	<i>1911</i>	<i>1911</i>	<i>1911</i>	<i>1911</i>	<i>1911</i>

Figure 5: 1921 Census of Canada showing G.S. Wood and family renting the subject property

In 1924, the Land Registry Office documents show that the quarter acre property was granted to George Stanley Wood from the estate of Mary Ann Harrod for one dollar, however, an accompanying affidavit acknowledges the value of the land including premises being \$550 (Figure 6). Available assessment roll data from both 1917 and 1919 show that the total value of the property including buildings was \$250 with the parcel itself consisting of \$100 of that value (see Appendix B for scans of the assessment and collector roll data).

Although it cannot be confirmed, the increase in value from 1919 to 1924 may have corresponded to an upgrade to the property such as a brick addition to the home.

However, the home that existed in 1924 at 2487 Old Bronte Road is unlikely to be the same home as the existing home based on a review of the assessment and collector roll data for the subject property and using neighbouring properties as a measure for comparison (see Table 1 below for a comparison of similar area properties).

Nearby brick dwellings of a comparable size to the existing home at 2487 Old Bronte Road that had been built at the time had a substantially higher value. For example, the neighbouring John Marshall property (also known as the Wetlaufer home) built in 1909 on an equivalently sized quarter acre lot at 2467 Old Bronte Road was assessed at \$1600 in 1925. Similarly, the brick Anson Buck property built in 1860 at 2495 Old Bronte Road was assessed at \$1600, although with the larger four acre parcel consisting of \$400 of that value. By 1925, the collector roll data shows that the property at 2487 Old Bronte Road had a lower assessed value of \$300.

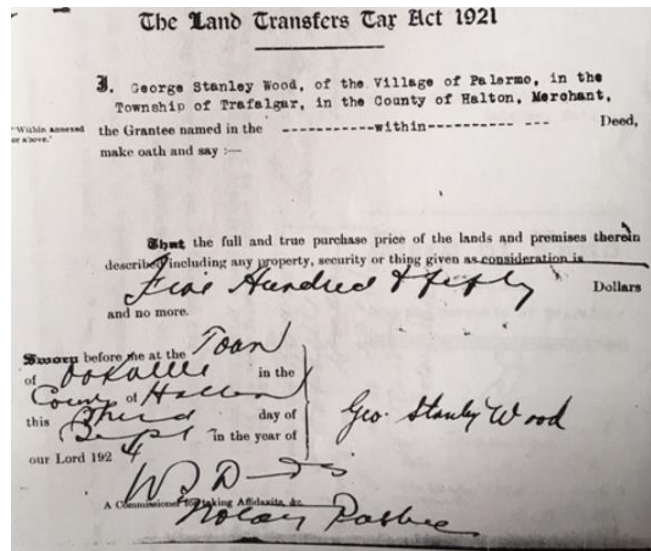


Figure 6: 1924 affidavit signed by G.S. Wood



Figure 7: The Anson Buck house at 2495 Old Bronte Road (left) and the John Marshall/Wetlaufer house at 2467 Old Bronte Road circa (right)

Available data shows that by 1932 the assessed value of the property at 2487 Old Bronte Road had increased substantially to \$1400 while remaining a quarter acre in size. The value of both the John Marshall/Wetlaufer property and the Anson Buck property remained relatively constant or decreased over this timeframe, indicating that the increased assessment of the subject property was not due to a general increase of property values over this period. It is likely that the existing brick home was constructed in this period, between 1926 and 1932, to account for the \$1100 increase in assessed property value since 1925. The similarly sized John Marshall/Wetlaufer property had a comparable assessment of \$1500 in 1932. This period coincides with the growing G.S. Wood family, as their second child, James Norman Wood was born in 1925. The increased family size may have been the reason for building a larger home.

Table 1: Property Value Comparison

Property	Year Built	Lot size/Location	Material	Total Value of Real Property (\$)				
				1917	1919	1924	1925	1932
2487 Old Bronte Rd (Wood House)	1926-1932 (current home)	Con.1 SDS; Lot 30 ¼ acre	Brick	250	250	550*	300	1400
2495 Old Bronte Rd (Buck House)	1860	Con. 1 SDS; Lot 30 4 acres	Brick	1600	1600	No data	1600	1600
2467 Old Bronte Rd (Marshall/Wetlaufer House)	1909	Con.1 SDS; Lot 30 ¼ acre	Brick	1800	1800	No data	1600	1500
H. Lawrence House	Pre-1921	Con.1 SDS; Lot 30 ¼ acre	Wood	400	400	No data	800	800
Hallie Vansickle House (niece of Ettie Book)	Pre-1921	Con.1 SDS; Lot 31 ½ acre	Wood	No data	800	No data	800	800

*\$500 value is from affidavit signed by G.S. Wood from the 1924 property transfer. It includes the total value of the parcel and premises.

**Parcel value for each property remained constant at \$100 of the total value of real property over each year with the exception of 2495 Old Bronte Road which was \$400

***Material is from 1921 Census of Canada records

2.0 Design and Physical Value

The home is a two and a half storey brick dwelling with a simple and formal composition representative of vernacular Edwardian architecture that was common for dwellings built in Ontario in the early 20th century. The home's shape and form shares characteristics of the American Foursquare type of home and is also relatively unadorned by classical elements. This is indicative of the late Edwardian period in which the home was built, signaling a transition towards the more modern, less historical compositions of the Prairie and Craftsmen styles.

The home is built with an approximately square plan, with the front entrance offset to the south side of the front façade. It has a small front porch set on brick piers, upon which sit squared wood half columns that support a small hipped porch roof that reflects the hipped roof of the home. There is a front dormer centered on the roof that is likely to be original to the home with the exception of an enlarged window opening and window that is a later alteration. The dormer's profile reflects the simplified hipped form of the roof. The window openings feature segmental arches with vertically laid bricks forming flat or jack arches above the windows and stone sills. The windows on each elevation are modern replacements. There is a thin, single chimney on the rear side of the home.

There is a double garage at the northeast corner of the property that has no cultural heritage value. According to town records, a building permit was issued for the garage in 1988.



Figure 8: West/front elevation (2021)



Figure 9: East/rear (2016)



Figure 10: South elevation (2016)



Figure 11: North and front elevation (2021)



Figure 12: 1971 photos of 2491 Old Bronte Road and 2487 Old Bronte Road, which can be seen on the right in each photo

3.0 Historical or Associative Value

Land Registry records show that by 1924 the property at 2487 Old Bronte Road was owned by George Stanley Wood who was married to Fannie Ethel Wood, nee Popplewell. The property remained in the Wood family until 1979. The house is estimated to have been built for their growing family in between 1926 to 1932, which included their two children: William Donald (born 1920) and James Norman (born 1926).

George Stanley Wood (also referred to as Stanley Wood) and Fannie Ethel Wood were the proprietors of the general store that was located at the northeast corner of Dundas Street and Bronte Road (now Old Bronte Road) in the early to mid-20th century. The corner general store was one of two general stores in Palermo Village in the early 20th century and played an important commercial and public function serving the needs of the local population of Palermo Village. The general store included the village's post office, a public telephone and a telephone switchboard exchange that was operated by Fannie Ethel Wood. George Stanley was noted as being both a merchant and postmaster on his certificate of death.

The corner general store had been rebuilt in 1900 after a fire had destroyed the original general store that had been constructed in 1843. Lawrence Hagar was the owner at the time. After James Dobson's brief ownership of the store, it was owned by George Stanley's father, William Wood, from approximately 1908 to 1920 after which George Stanley Wood and Harry Hicks took over the store. The 1921 Census of Canada confirms George Stanley Wood as a Store-Keeper at that time. After Harry Hicks retired in 1927, George Stanley Wood continued as the general store's proprietor along with Fannie Ethel until his death in 1945 at the age of 53. Fannie Ethel continued to work at the store as an employee when it was owned by R.B McGill who purchased the store from the Wood family in the latter half of the 1940's.

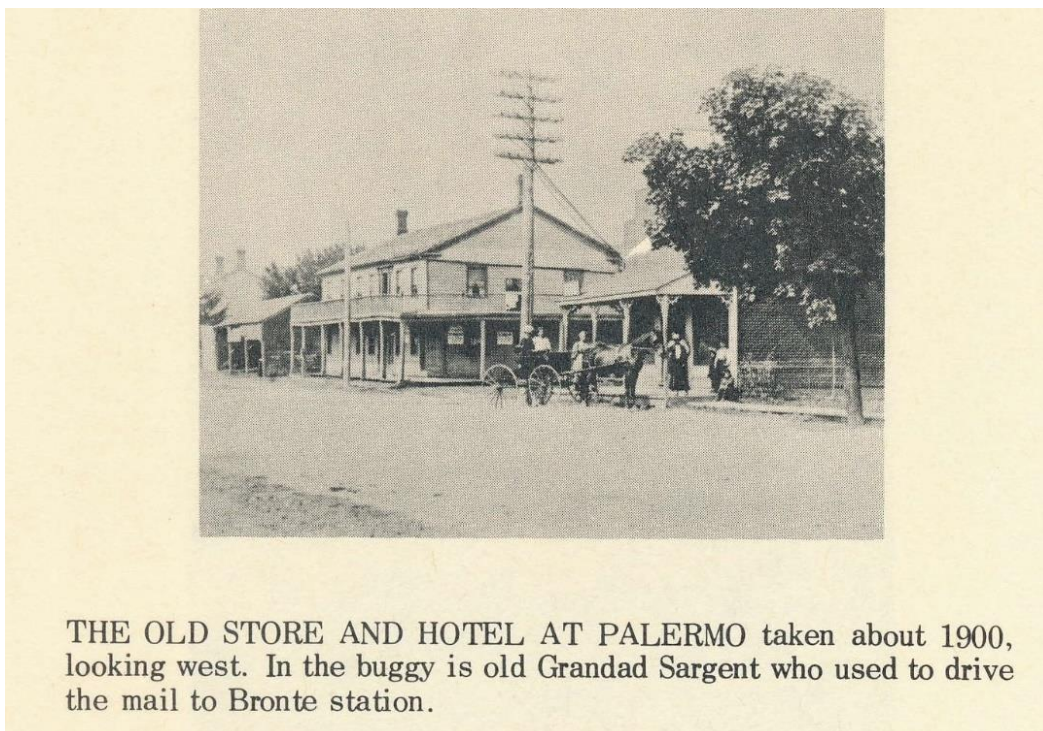


Figure 13: An image taken from a privately published book showing the old store and hotel in Palermo in about 1900



Figure 14: A postcard image of the general store under James Dobson's ownership from July 1908



Figure 15: Palermo postcard showing the corner general store at the corner of Dundas Street and Bronte Road with a 'G.S. Wood' sign on its west side



REPRESENT FIRM — Like some men, R. B. McGill, post-master and general store proprietor of Palermo, did not wish to have his photograph taken, so he deputized these two employees to represent the firm in the story of Palermo. Mrs. G. S. Wood, left, and Mrs. R. B. McGill are the two clerks who see most of the people of the village at some time or another during a day's business.



THE CRANK'S STILL USED — When you want to use the telephone in Palermo, there is no twirling of the dial. Rather, there is a dinky little crank at the bottom to turn in order to get the operator. Most telephones are on rural lines with more than one ring. Pictured is Mrs. G. S. Wood talking a customer in the Palermo general store and post office where she is a part time assistant.

Figure 16: Fannie Ethel Wood as an employee of the corner general store during R.B McGill's ownership of the store after George Stanley Wood's death

4.0 Contextual Value

The property at 2487 Old Bronte Road is located on the east side of Old Bronte Road and south of Dundas Street West in the historic village of Palermo. Established in 1806 along the Dundas Street military route from Toronto to Dundas, Palermo is the oldest settlement in present day Oakville. Dundas Street was a major transportation route in the 19th century and became a significant junction once Highway 25 (Bronte Road) that connected Bronte to Milton intersected Dundas Street, making Palermo a stop for travelers and a centre for the surrounding agricultural area. By 1920, Palermo had become a well-established settlement that had approximately 30 houses, a community hall, a school, an implement factory, a sawmill, two churches, two general stores, a park and an implements store.

The property at 2487 Old Bronte Road is historically, visually and physically linked to its surroundings. While the immediate context has undergone significant urbanization through the construction and expansion of Bronte Road and Dundas Street West together with the construction of new condominium buildings and plazas at Dundas Street West and Old Bronte Road, there remains a cluster of historical dwellings in the immediate area along Old Bronte Rd, that are associated with the development of Palermo. Together these dwellings with their late 19th and early 20th century architectural styles continue to characterize the area as a historic settlement and are a reminder of the historical role that Palermo Village played as a transportation hub and in the development of agriculture in Trafalgar Township. Furthermore, the dwelling has a historic link to the commercial history of Palermo as it was home to the Wood

family who ran the general store that was formerly located close by at the corner of Dundas Street West and Old Bronte Road. The dwelling at 2487 Old Bronte Road supports and maintains the area's character as a settlement that developed and evolved in the 19th to mid-20th century through the home's location both on its original parcel and in proximity to neighbouring historic properties of Palermo and also through its early 20th century vernacular Edwardian architectural style.



Figure 17: Postcard of Palermo looking south along Bronte Road from Dundas Street. The Lawrence Foundry building is on the left and the Community Hall can be seen on the right



Figure 18: An aerial view of Palermo looking southwest from the 1950's. The home at 2487 Old Bronte Road can be seen at the left edge of the photo (circled)

5.0 Evaluation of Cultural Heritage Value or Interest

The subject property has been researched and evaluated in order to determine its cultural heritage significance according to Ontario Regulation 9/06. This Regulation, defined in the *Ontario Heritage Act*, outlines several criteria for determining whether a property is of cultural heritage value or interest. In order for a property to be designated under section 29 of the *Ontario Heritage Act* it must meet one or more of these criteria, which are outlined below. By using these criteria, staff can determine if the property's cultural heritage value or interest merits designation under the *Ontario Heritage Act*.

1. The property has design value or physical value because it,

i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,

The house at 2487 Old Bronte Road is a representative example of a simple, vernacular Edwardian home that also shares characteristics of the American Foursquare type of home. The two and a half storey brick residence has a cubic shape, a hip roof with hipped dormer and simple, heavy front entrance porch accentuating an off-centered front entrance.

ii. displays a high degree of craftsmanship or artistic merit

The house displays a standard degree of craftsmanship typical of the era.

iii. demonstrates a high degree of technical or scientific achievement

There are no technical or scientific achievements associated with this property.

2. The property has historical value or associative value because it,

i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,

The subject property is associated with George Stanley and Fannie Ethel Wood, who were the proprietors of the corner general store in Palermo, Oakville's oldest community, from approximately 1920 to 1945. Being the location of the local post office and a telephone switchboard exchange, the general store was an important hub in Palermo during the village's peak years in the first half of the 20th century.

ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or

The subject property has the potential to yield additional information regarding the early to mid 20th century community of Palermo.

iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

Not applicable to this property.

3. The property has contextual value because it,

i. is important in defining, maintaining or supporting the character of an area,

The property supports and maintains the historic residential character of the village of Palermo.

ii. is physically, functionally, visually or historically linked to its surroundings, or

The subject property is historically, visually and physically linked to its surroundings.

iii. is a landmark.

The property is not a landmark.

6.0 Statement of Cultural Heritage Value or Interest

Description of Property

The G.S. Wood property at 2487 Old Bronte Road is located on the east side of Old Bronte Road, south of Dundas Street West and north of Pine Glen Road in the Town of Oakville. The property contains a two and a half storey brick home with a cubic shape, a hip roof with hipped dormer and a simple, front entrance porch accentuating an off-centered front entrance. The house was constructed in between 1926 and 1932.

Statement of Cultural Heritage Value or Interest

Design and Physical Value

The home has design/physical value as a representative example of a vernacular Edwardian dwelling. The modest Edwardian style is demonstrated in the simple but formal combination of its exterior building features including its two and half storey form, brick construction, hipped roof with centre dormer, narrow segmentally arched windows topped with flat brick arches and the offset front entrance accentuated by a small rectangular front porch with brick piers and squared half columns. The home's cubic shape and overall form also share characteristics of the American Foursquare type of home. The home is relatively unadorned by classical elements which is indicative of a shift in design trends towards the more modern, less historical compositions of the late Edwardian period in which the home was built.

Historical and Associative Value

The property has historical and associative value as the home of George Stanley and Fannie Ethel Wood who were the proprietors of the general store that was located at the northeast corner of Dundas Street West and Bronte Road (now Old Bronte Road) from approximately 1920 to 1945. The corner general store was one of two general stores in the village of Palermo, which is the oldest settlement in present day Oakville. The Woods ran the general store at the peak of Palermo's development in the early 20th century. The store played an important commercial and public function serving the needs of the local population as it included the village's post office with George Stanley Wood being the postmaster. Additionally, the store had a public telephone and a telephone switchboard exchange that was operated by Fannie Ethel Wood.

Contextual Value

The property at 2487 Old Bronte Road supports and maintains the character of the area as a historic settlement that developed and evolved in the 19th to mid-20th century through the home's location both on its original parcel and in proximity to neighbouring historic properties of Palermo, and also through its early 20th century vernacular Edwardian architectural style. The property is also historically, visually and physically linked to its surroundings. While the area has been urbanized, there remains a cluster of historical dwellings in the immediate area along Old Bronte Road that are associated with the development of Palermo. Together these dwellings, with their late 19th and early 20th century architectural styles, continue to characterize the area as a historic settlement and are a reminder of the historical role that Palermo Village played as a transportation hub and in the development of agriculture in Trafalgar Township. Furthermore, the dwelling has a historic link to the commercial history of Palermo as it was home to the Wood family that ran the general store that was formerly located closeby at the corner of Dundas Street West and Old Bronte Road.

Description of Heritage Attributes

Key attributes of the house at 2487 Old Bronte Road that exemplify its value as a representative example of a vernacular Edwardian dwelling associated with the development of Palermo, include the following:

- Form of the two and a half storey house;
- Hipped roof with hipped front central dormer (not including window);
- Brick exterior cladding;
- Fenestration pattern on the front façade including the cut stone sills and brick flat arches; and,
- Front entrance porch, including its square wood half columns with brick bases, hip roof and entrance location.

7.0 Sources

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Appendix A: Summary of Land Transactions for 2487 Old Bronte Road (1808 to 2007)

Date	Instrument	Grantor	Grantee	Comments
Oct. 18, 1808	Patent	Crown	Bildad Simons	Lot 30, Concession 1 SDS, 200 acres
Feb. 22, 1812	Bargain & Sale	Bildad Simons	Charles Teetzel	Part of Lot 30, Concession 1 SDS, 90 acres
Jan. 2, 1843	Bargain & Sale	Charles Teetzel	Robert Miller	¼ of an acre in NW half of Lot 30, Concession 1 SDS (25 pounds)
Sept. 11, 1844	Bargain & Sale	Robert Miller	Hugh McCullough	¼ of an acre in Lot 30, Concession 1 SDS (150 pounds)
July 8, 1854	Bargain & Sale	Hugh McCullough	Benjamin Swanton (Carpenter & Joiner)	¼ of an acre in Lot 30, Concession 1 SDS (75 pounds)
Apr. 10, 1858	Bargain & Sale	Benjamin Swanton	John Speers (Carpenter)	¼ of an acre in Lot 30, Concession 1 SDS (\$350)
Oct. 12, 1858	Bargain & Sale	John Speers	Thomas Robinson (Moulder)	¼ of an acre in Lot 30, Concession 1 SDS (\$350)
Sept. 17, 1895	Quit Claim Deed	Ann Eliza Glendinning et al (heirs of the late Thomas Robinson)	Thomas E. Robinson	¼ of an acre in Lot 30, Concession 1 SDS
Oct. 29, 1895	Bargain & Sale	Thomas E. Robinson	Thomas Garner (Wagon Maker)	¼ of an acre in Lot 30, Concession 30 SDS (\$150)
Jan. 6, 1905	Bargain & Sale	Thomas Garner	Mary Ann Harrod	¼ of an acre in Lot 30, Concession 30 SDS (\$175)
Nov.13, 1924	Grant	Samuel Harrod et al (estate of the late Mary Ann Harrod) (S. Harrod was a Labourer)	George Stanley Wood (Merchant)	¼ of an acre in Lot 30, Concession 30 SDS (\$1 with purchase price of land and premises stated as being \$550)
Nov. 20, 1946	Grant	Estate of the late George Stanley Wood	Fanny Ethel Wood	¼ of an acre in Lot 30, Concession 30 SDS (\$1)
Oct.2, 1979	Deed	Fanny Ethel Wood	Tobias Hogeveen	Lot 30, Concession 1 SDS (\$2)
Aug. 10, 1984	Grant	HMTQ rep. for Province of Ontario	Tobias Hogeveen	Part 2 on Plan 20R-358 (north portion of

				current parcel of 2487 Old Bronte Rd)
Apr. 15, 1986	Deed	Tobias Hogeveen	Sally Hogeveen (owner of 2477 Old Bronte Rd parcel)	Part 2 on Plan 20R-7258 (now north portion of 2477 Old Bronte Rd)
Aug. 23, 1989	Transfer	Tobias Hogeveen	Murray Alan Farncombe in trust	Part Lot 30, Concession 1 SDS; Part 1 Ref Plan 20R-7258; Part 1 Ref Plan 20R-6419
Sept. 8, 1989	Transfer	Murray Alan Farncombe in trust	Southcombe Management Corp	Part Lot 30, Concession 1 SDS; Part 1 Ref Plan 20R-7258; Part 1 Ref Plan 20R-6419
Oct.14, 1997	Transfer	Southcombe Management Corp (1/2 interest)	Kulla Associates in trust	Part Lot 30, Concession 1 SDS; Part 1 Ref Plan 20R-7258; Part 1 Ref Plan 20R-6419
Mar. 16, 2006	Transfer	Kulla & Associates	Gary Reed and Annette Maynard	Part Lot 30, Concession 1 SDS; Part 1 Ref Plan 20R-7258; Part 1 Ref Plan 20R-6419
Mar. 16, 2006	Transfer	Southcombe Management Corp	Kulla Associates	Part Lot 30, Concession 1 SDS; Part 1 Ref Plan 20R-7258; Part 1 Ref Plan 20R-6419
Jan. 31, 2007	Transfer	Gary Reed and Annette Maynard	Koruwage Jayanaga Fernando and Carmini Ramya Fernando	Part Lot 30, Concession 1 SDS; Part 1 Ref Plan 20R-7258; Part 1 Ref Plan 20R-6419

Appendix B: Assessment and Collector Roll Scans for 2487 Old Bronte Road

Ward 5. 1917

NAME OF TAXABLE PERSON	NAME AND POST OFFICE ADDRESS OF TAXABLE PERSON	DESCRIPTION OF PROPERTY	ASSESSED VALUE	MUNICIPAL SECTION	POPULATION	PLASTER	STAIRS	WATER	SEWER	GAS	ELECTRICITY	TOTAL TAX
Harrod Samuel	2487 Old Bronte Rd. Palermo	1 S.T.S. pt 30 1/4 1/4	100 150 250 250									2.68
Paterson Mrs	16 Old Bronte Rd. Palermo	1 S.T.S. pt 30 1/4 1/4	100 300 400 400		1							2.68
Lewis Mrs B.P.	6 Married	1 S.T.S. pt 30 1/4 1/4	100 300 400 400		1							2.68
Buck Jason	J. Widow	1 S.T.S. pt 30 1/4 1/4	100 300 400 400		1							2.68
Buck Jason	117 Old Bronte Rd. Palermo	1 S.T.S. pt 30 1/4 1/4	400 1200 1600 1600									4.68
Paterson Mrs	30 Old Bronte Rd. Palermo	1 S.T.S. pt 30 1/4 1/4	100 400 500 500		2							2.68
Smith J.H.	67 Old Bronte Rd. Palermo	1 S.T.S. pt 30 1/4 1/4	100 1000 1100 1100									2.68
Smith J.H.	26 Old Bronte Rd. Palermo	1 S.T.S. pt 30 1/4 1/4	200 700 900 900		1							2.68
Lewis Mrs B.P.	Merchant	1 S.T.S. pt 30 1/4 1/4	100 700 800 800		3							2.68
Buck John	37 Old Bronte Rd. Palermo	1 S.T.S. pt 30 1/4 1/4	200 500 700 700		2							2.68

Figure 1: 1917 Assessment Roll data (see second row from top for Samuel Harrod, owner of 2487 Old Bronte Road in 1917)

Ward 5. 1919

NAME OF TAXABLE PERSON	NAME AND POST OFFICE ADDRESS OF TAXABLE PERSON	DESCRIPTION OF PROPERTY	ASSESSED VALUE	MUNICIPAL SECTION	POPULATION	PLASTER	STAIRS	WATER	SEWER	GAS	ELECTRICITY	TOTAL TAX
Harrod Samuel	Palermo	1 S.T.S. pt 30 1/4 1/4	100 150 250 250									2.68
Paterson Mrs	16 Old Bronte Rd. Palermo	1 S.T.S. pt 30 1/4 1/4	100 300 400 400		1							2.68
Lewis Mrs B.P.	6 Married	1 S.T.S. pt 30 1/4 1/4	100 300 400 400		1							2.68
Buck Jason	J. Widow	1 S.T.S. pt 30 1/4 1/4	100 300 400 400		1							2.68
Buck Jason	117 Old Bronte Rd. Palermo	1 S.T.S. pt 30 1/4 1/4	400 1200 1600 1600									4.68
Paterson Mrs	30 Old Bronte Rd. Palermo	1 S.T.S. pt 30 1/4 1/4	100 400 500 500		2							2.68
Smith J.H.	67 Old Bronte Rd. Palermo	1 S.T.S. pt 30 1/4 1/4	100 1000 1100 1100									2.68
Smith J.H.	26 Old Bronte Rd. Palermo	1 S.T.S. pt 30 1/4 1/4	200 700 900 900		1							2.68

Figure 2: 1919 Assessment Roll data (see first row at top for Samuel Harrod, owner of 2487 Old Bronte Road in 1919)

Collector's Roll for the Municipality of <i>Road Division No 2, 1925</i>												
5	REAL PROPERTY				ASSESSED VALUE AND AMOUNT							
	3	4	5	6	7	8	9	10	11	12	13	
ASSESSED	ADDRESS	Prohibitive Transmit From R.R. No.	Date of Demand or Transmission of notice	No. of Concession Street Square or other Designation	No. of Lot, House, etc.	No. of acres or Municipality	Value of each Part of Real Property	Total value of Real Property	Assessment	<i>Roads</i>	TOTAL ASSESSMENT	
			<i>3/4</i>							<i>3.70</i>		
<i>Cecil</i>	<i>8400</i>		<i>22 40</i>	<i>222</i>	<i>Lill John</i>		<i>1600</i>	<i>560</i>				
<i>W.</i>	<i>600</i>		<i>2 10</i>	<i>224</i>	<i>Wentle & Wood</i>		<i>900</i>	<i>315</i>				
<i>20</i>	<i>7350</i>		<i>25 73</i>	<i>226</i>	<i>Swackhammer Mary</i>		<i>400</i>	<i>140</i>				
<i>Geo</i>	<i>5800</i>		<i>21 30</i>	<i>228</i>	<i>Vandickie Mattie</i>		<i>800</i>	<i>280</i>				
<i>eph</i>	<i>6500</i>		<i>22 25</i>	<i>229</i>	<i>Marshall John</i>		<i>1600</i>	<i>560</i>				
<i>W.</i>	<i>450</i>		<i>1 58</i>	<i>231</i>	<i>Wood Stanley</i>		<i>300</i>	<i>105</i>				
<i>L.</i>	<i>300</i>		<i>1 05</i>	<i>234</i>	<i>W. Russell</i>		<i>400</i>	<i>140</i>				
<i>George</i>	<i>600</i>		<i>2 10</i>	<i>236</i>	<i>Lawrence Mrs C.P.</i>		<i>800</i>	<i>280</i>				
<i>W.</i>	<i>3000</i>		<i>10 27</i>	<i>237</i>	<i>Lucas Jacob</i>		<i>1600</i>	<i>560</i>				

Figure 3: Collector's Roll data for 1925 (see sixth row from the top for Stanley Wood, owner of 2487 Old Bronte Road in 1925)

<i>234</i>	<i>McMurray John</i>	<i>0</i>	<i>1 290</i>	<i>31</i>	<i>1/4</i>	<i>100</i>	<i>570</i>	<i>570</i>			<i>570</i>
<i>236</i>	<i>Christie Rosetta</i>	<i>0</i>	<i>1</i>	<i>30</i>	<i>1/4</i>	<i>100</i>	<i>1500</i>	<i>1500</i>			<i>1500</i>
<i>238</i>	<i>Anderson James</i>	<i>0</i>	<i>1</i>	<i>31</i>	<i>1/4</i>	<i>100</i>	<i>570</i>	<i>570</i>			<i>570</i>
<i>240</i>	<i>Vandickie Mattie</i>	<i>0</i>	<i>1</i>	<i>31</i>	<i>1/2</i>	<i>100</i>	<i>800</i>	<i>800</i>			<i>800</i>
<i>242</i>	<i>Cowan Wm</i>	<i>0</i>	<i>1</i>	<i>30</i>	<i>1/4</i>	<i>100</i>	<i>600</i>	<i>600</i>			<i>600</i>
<i>244</i>	<i>Wood Stanley</i>	<i>0</i>	<i>1</i>	<i>30</i>	<i>1/4</i>	<i>100</i>	<i>1400</i>	<i>1400</i>			<i>1400</i>
<i>247</i>	<i>Lawrence Mrs C.P.</i>	<i>0</i>	<i>1</i>	<i>30</i>	<i>1/4</i>	<i>100</i>	<i>800</i>	<i>800</i>			<i>800</i>
<i>249</i>	<i>Lucas Jacob</i>	<i>0</i>	<i>1</i>	<i>30</i>	<i>1/4</i>	<i>100</i>	<i>1600</i>	<i>1600</i>			<i>1600</i>

Figure 4: Collector's Roll data for 1932 (see sixth row from the top for Stanley Wood, owner of 2487 Old Bronte Road in 1932)