

## APPENDIX B

### Heritage Research Report



### Former Palermo Methodist Church Parsonage 3017 Old Bronte Road

May 2022  
Planning Services

## HERITAGE RESEARCH REPORT STATUS SHEET

Street Address: 3017 Old Bronte Road

Short Legal Description: PT LT 30, CON 1 TRAFALGAR, NORTH OF DUNDAS STREET , AS IN 667332 ; TOWN OF OAKVILLE

Heritage Type: Built Structure

Heritage Status: Listed Heritage Property

Zoning: ED – Existing Development

Land Use: Palermo Village North Urban Core Area

Research Report Completion Date: May 2022

Heritage Committee Meeting Date: May 24, 2022

Heritage Research Report Completed by: Carolyn Van Sligtenhorst  
Heritage Planner

Sources Consulted: *A History of the Hager Family (1799-1950)* by Austin L. Speers  
ancestry.ca  
*Heritage Building Investigation Report for 3017 Old Bronte Road* by Tom Murison, Heritage Consultant, January 2018  
Land Registry Records  
*Methodist Episcopal Church Builders of Palermo Methodist Episcopal Churches* by John Shearman  
*Nelson and Palermo United Churches* by John Shearman  
*Oakville and the Sixteen* by Hazel C. Mathews  
Oakville Historical Society  
Oakville Public Library Archives  
*Ontario Architecture: A Guide to Styles and Building Terms 1784 to the present* by John Blumenson  
*Remembering Trafalgar Township*  
*Seven Sundays: The continuing legacy of the pioneers of Oakville & Burlington along Dundas Street*  
Town of Oakville files  
Trafalgar Township Historical Society files

## Executive Summary

This heritage research report has been completed by Town of Oakville Heritage Planning staff to provide historical research of the property at 3017 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 Ontario Regulation 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 its potential heritage value as the "c.1880 Palermo United Church Parsonage". The property still contains a one- and two-storey frame house and 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 carried a recommendation directing 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 research and evaluation as the basis for determining if the property at 3017 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 3017 Old Bronte Road has design/physical, historical/associative and contextual cultural heritage value according to the criteria in Ontario Regulation 9/06, as follows:

- **Design/Physical Value:** The property is a rare remaining example of an early 19<sup>th</sup> century settlers' cabin that was added to and modified into a unique and representative example of a late 19<sup>th</sup> century Gothic Revival style home. The house displays a high degree of craftsmanship in its original timber frame construction.
- **Historical/Associative Value:** The property has direct associations with the historic village of Palermo, the oldest settlement in present day Oakville. It also has strong associations with the Palermo Methodist Church, now the Palermo United Church that continues to remain a significant organization in the community today. The property yields information that contributes to the understanding of the development of both the village of Palermo and the Palermo United Church.
- **Contextual Value:** The property defines, maintains and supports the historic small-town character of the village of Palermo and is physically, visually and historically linked to its surroundings that have heritage value as a historic village that has evolved over two centuries.

Given that the property meets the Ontario Regulation 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 heritage attributes that exemplifies the home's cultural heritage value has been prepared and is included in this report.

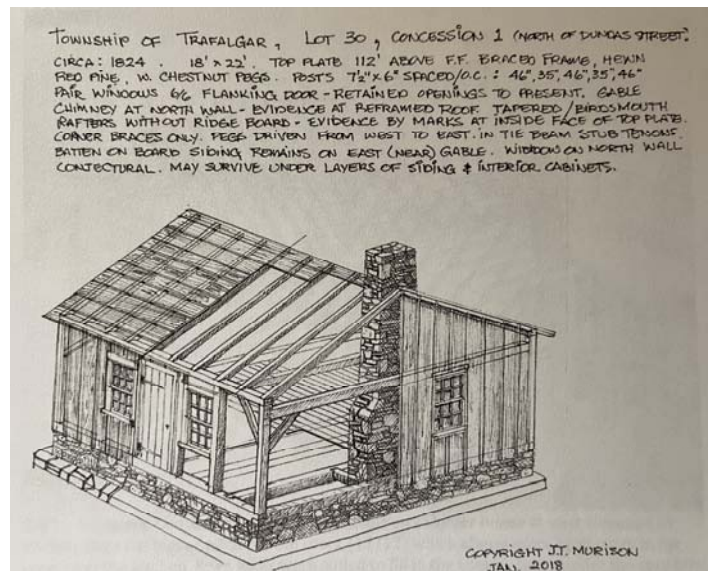
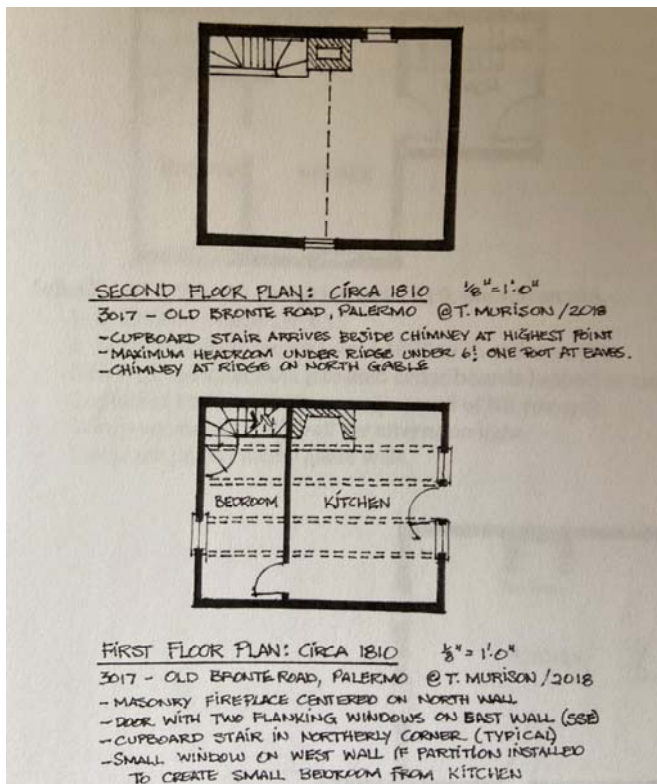
## Design and Physical Value

The following description of the building's construction history is based on the Heritage Building Investigation Report for 3017 Old Bronte Road completed by heritage consultant Tom Murison in January 2018 (on file in the Town of Oakville Planning Services Department). Based on his assessment, the rear portion of the house is the oldest section, having likely been built around 1819. The front portion was added on as early as the 1830s but more likely around the 1850s. A significant renovation, including the construction of the existing steeper roofs of both the rear and front portions, appears to have been undertaken in the 1860s or 1870s. These presumed three different phases of the house are illustrated and described below.

### **Phase 1 – The Settler Cabin**

The rear portion of the house appears to have started out as a one-storey timber frame cabin with a low-sloped roof accommodating a low attic space. As was typical in similar structures of the time, the main floor would have likely contained the main kitchen/living space, along with one bedroom that would have included a cupboard stair to upstairs. Based on the existing structure's framing, size, and proportions, along with dendrochronological evidence, it is likely that the house was constructed in the early 1800s, possibly around 1819.<sup>1</sup>

The drawings below illustrate how the interior floor plans and exterior design might have been.



Drawings of what the cabin might have looked like after construction. *Drawing credit: Tom Murison, 2018.*

The cabin would have faced Dundas Street, and this would have been typical at the time as Dundas Street was the more prominent road and laid out earlier than Bronte Road. During the early 1800s, Palermo was not yet a bustling village and early lots were larger and more spacious to accommodate the gardens and small barns of the early homesteaders. The cabin being set back from Dundas Street would have therefore been more common at that time.<sup>2</sup>

<sup>1</sup> Tom Murison, *Heritage Building Investigation Report: 3017 Old Bronte Road, Palermo, Ontario* (2018).

<sup>2</sup> Ibid.

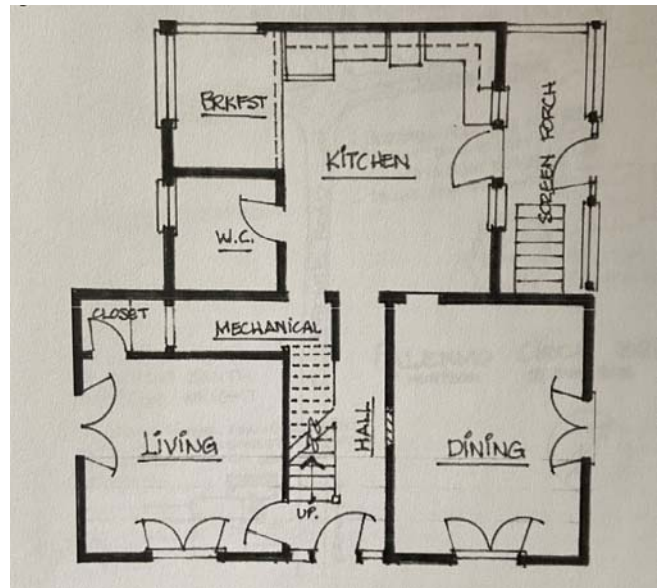
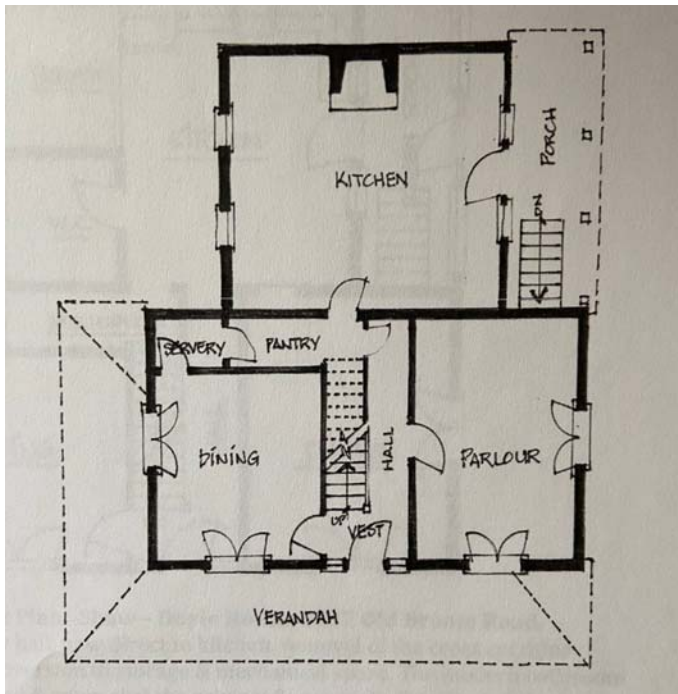




Views of the original cabin. Left: looking northwest at what would have originally been the front of the cabin. Right: Looking west at what would have been the easterly side elevation of the cabin. *Photos credit: by Town of Oakville staff, 2018.*

## Phase 2 – The Village House

Sometime later, as early as the 1830s but likely closer to the 1850s, the front portion of the house was added onto the original cabin. This was a common trend throughout the 19<sup>th</sup> century as settlers laid down roots and became more prosperous. Rather than demolishing the original log or frame cabin, they used the original building as the new kitchen (often known as the ‘summer kitchen’, but it was used year-round). The new portion of the house was typically used for living and dining areas on the main floor and bedrooms upstairs.

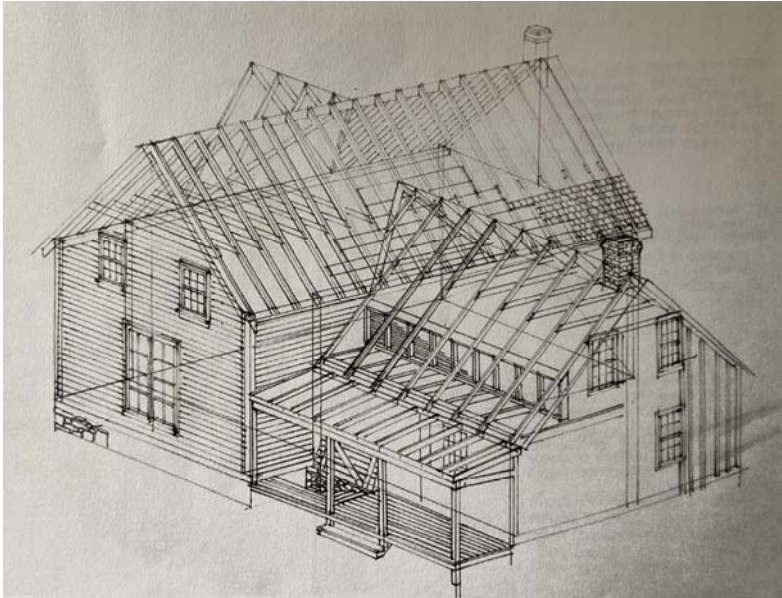


Left: The likely layout in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. Right: Current layout  
*Drawing credit: Tom Murison, 2018.*

The drawing above by Tom Murison shows the likely layout of the house after the front portion was added in the 19<sup>th</sup> century. As was typical at that time, and based on physical evidence in the house, the hallway would not have opened directly onto the kitchen in order to keep guests from seeing into the working area of the house. A current mechanical room would have been a servery and pantry between the kitchen and the dining room.<sup>3</sup>

<sup>3</sup> Tom Murison, *Heritage Building Investigation Report: 3017 Old Bronte Road, Palermo, Ontario* (2018).

What is now an enclosed side porch off the kitchen would have originally been an open porch to provide shelter to the most commonly used door.<sup>4</sup> Typical of the era, it still contains access to a cold room below the house through a set of stairs. A verandah once wrapped around the west and north sides of the house.



Drawing showing the framing of the house after the addition/relocation of the front portion.  
*Drawing credit: Tom Murison, 2018.*

Based on Tom Murison's examination of the existing house, the following features of the front portion of the house appear to date to around the 1850s: first floor casement windows, baseboards, plaster walls, framing of first floor and ceiling, floor boards on the first floor, and the former verandah.<sup>5</sup>



Interior and exterior views of the c.1850s first floor casement windows. The exterior storms were a later addition.  
*Photo credit: Town of Oakville staff, 2018.*

---

<sup>4</sup> Tom Murison, *Heritage Building Investigation Report: 3017 Old Bronte Road, Palermo, Ontario* (2018).

<sup>5</sup> *Ibid.*



Other features of the house appear to have been added or altered during later renovations, described in the next phase.

### Phase 3 – The Gothic Revival House

One of the unique architectural features of this house is the steep roof on the front portion of the house. This roof style is more typical of the late 19<sup>th</sup> century and added confusion in trying to determine the date of construction for the house as many features of the structure date to earlier in the 19<sup>th</sup> century.

In Tom Murison's report, he estimates that the roof was raised as part of a larger renovation of the house, likely around the 1870s. In addition to the roof being raised on both the front and rear portions of the house, the upper windows appear to be from around the 1870s, as does the interior staircase. The first floor storm windows over the older casement windows were also likely added at this time.<sup>6</sup> Is it therefore likely that a significant renovation took place during this time, which also lines up with the period during which the church began using the building as a parsonage, as described in the Historical and Associative Value section below.



Postcard photo of the house from c.1904 showing historic features, including verandah, brick chimneys, wood siding and shutters.  
*Photo credit: Trafalgar Township Historical Society*

---

<sup>6</sup> Tom Murison, *Heritage Building Investigation Report: 3017 Old Bronte Road, Palermo, Ontario* (2018).



Circa 1870s upper windows and staircase details.  
Photo credit: Town of Oakville staff, 2018.

The possible 1870s renovations would have not only provided more headroom in the house but would have also been an opportunity to modernize the house in the Gothic Revival style, which continued to be quite popular in the 1870s. The Gothic Revival style was prevalent in Canada from 1830 to 1900 and referenced the earlier styles of the English Gothic, Tudor and Elizabethan periods.<sup>7</sup> In Ontario, the style became more focused on the picturesque after 1850. Known as Victorian Gothic, this style became increasingly popular in the province and often featured more eclectic and whimsical decorative features, and “occasional distortion or exaggeration of elements”.<sup>8</sup> Roofs became steeper and trimwork became more fanciful, as can be seen on the Palermo church parsonage house.

An 1864/1865 publication of *The Canada Farmer* magazine featured a drawing of a “cheap farm house” which came to exemplify the typical 1 ½ storey frame rural house of the era.<sup>9</sup> The symmetrical façade featured a central doorway with sidelights flanked by two matching windows. The emblematic feature of the style was the steep front gable with either an arched window or a square window topped with an arched vent. The gable and eaves were typically decorated with vergeboard detailing.<sup>10</sup> The subject house contained all of these elements, as shown best in the c.1904 postcard photo. Below is a comparison of the 1860s magazine elevation and floor plan with the c.1904 photo and the house’s presumed 19<sup>th</sup> century floor plan.

---

<sup>7</sup> John Blumenson, *Ontario Architecture: A Guide to Styles and Building Terms 1784 to the present* (Fitzhenry & Whiteside, 1990), Page 37.

<sup>8</sup> Ibid. Page 44

<sup>9</sup> The Canada Farmer [Vol.1, no. 22] November 15, 1864. [www.canadiana.ca](http://www.canadiana.ca)

<sup>10</sup> John Blumenson, *Ontario Architecture: A Guide to Styles and Building Terms 1784 to the present* (Fitzhenry & Whiteside, 1990), Page 44.





Excerpts from *The Canada Farmer*, Vol. 1, no. 22 (November 15, 1864).

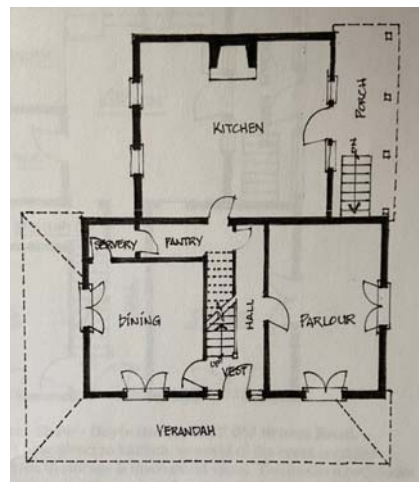


Photo credit: *Trafalgar Township Historical Society*  
 Drawing credit: *Tom Murison*

Several historical records note that the existing house was relocated from another site.<sup>11</sup> While there is no proof of this, it is possible that the front portion of the house was an existing circa 1850s house that was purchased and relocated onto the site and attached to the existing cabin. This could have very well been undertaken in the 1870s by the church. By that time, they owned the property, which would have included the original small cabin. It is possible that they purchased another 1 ½ storey frame home from nearby and had it moved to the front of the cabin and undertook renovations, including new and steeper roofs, to create a larger and more updated home to be used as the parsonage. Re-using and relocating houses, or even portions of houses, is a well-documented theme throughout Oakville during the 19<sup>th</sup> and early 20<sup>th</sup> centuries.

<sup>11</sup> File for Palermo History, Trafalgar Township Historical Society



Views of the house in 1955 during the relocation of another house in Palermo. *Photo credit: Trafalgar Township Historical Society.*

Throughout the 20<sup>th</sup> century, further changes were made to the house, including: the enclosure of the rear porch; the addition of a dormer on the rear wing; the installation of Insulbrick cladding; the removal of the earlier verandah; changes to the fenestration and front door; and removal of the brick chimneys.



The house in 1991.  
*Photo credit: Town of Oakville files.*

### **The Current House**

The existing house is a unique and significant building that can be seen as a palimpsest of 19<sup>th</sup> and 20<sup>th</sup> century architecture in the village of Palermo. The evolution of the building over the past 200 years is still clearly evident today. From the front, it presents as a unique Gothic Revival style house with a steep roof and prominent front gable trimmed in a curvilinear patterned vergeboard. The large and distinctive casement windows on the ground



floor are not commonly found on homes of this style and era in Oakville and add to the unique character of the building.

In addition to four sets of wood casement windows, there are two historic 2/2 wood windows on the second floor of the front portion of the house. The historic horizontal wood siding remains under the Insulbrick siding on the front portion of the house and likely dates back to the 1870s renovations. There also appears to be a covered layer of cedar shingle cladding on the rear portion of the house.



Views of the house from the southwest (left) and the northeast (right). *Photo credit: Town of Oakville staff, 2018.*

### **Historical and Associative Value**

The Former Palermo Methodist Church Parsonage is located on lands that were occupied for centuries by the ancestors of the Mississaugas of the Credit First Nation. Prior to contact with Europeans around the late 1600s, the Mississaugas were located on territory west of Manitoulin Island and east of Sault Ste. Marie. After the late 17<sup>th</sup> or early 18<sup>th</sup> century, after many years of military conflict between the Anishinabe and Iroquois, the Mississaugas settled permanently in Southern Ontario.<sup>12</sup>

In 1806, the Mississaugas signed *Treaty No. 14* and surrendered their claim to the lands along the lake in what is now Burlington, Oakville and Mississauga, including the land of the subject property.<sup>13</sup> Upon the finalization of the land surrender and in order to facilitate European settlement, Samuel Street Wilmot, a Deputy Provincial Surveyor, conducted a survey of the area. Known as the Wilmot Survey, Dundas Street was used as the baseline for the survey, having already been surveyed in 1793 as a military road between York and Hamilton. Wilmot's survey divided the area into three townships, including Trafalgar Township.<sup>14</sup> The parsonage property is located on part of Lot 30 Concession 1 North of Dundas Street in Trafalgar Township in what became known as the village of Palermo.

The subject property has cultural heritage value for its associations with the former village of Palermo, one of the last remaining villages within the town of Oakville. Founded around 1806, the village was originally named Hagerstown/Hagertown after its founder Lawrence Hagar (sometimes spelled as Hager). The village was renamed Palermo to commemorate Lord Nelson, Duke of Palermo in 1836 when the post office was opened.<sup>15</sup> The village was a significant stop for travellers and the stagecoach along Dundas Street, the main route between

---

<sup>12</sup> *The Mississaugas of the Credit: Historical Territory, Resource and Land Use – Movement and Settlement into Southern Ontario*, circa 2018 update. Department of Consultation & Accommodation, Mississaugas of the Credit First Nation. Page 6.

<sup>13</sup> *Mississaugas of the Credit Timeline*, Treaty No. 14. Department of Consultation & Accommodation, Mississaugas of the Credit First Nation.

<sup>14</sup> Hazel C. Mathews, *Oakville and the Sixteen: The History of an Ontario Port* (University of Toronto Press Incorporated, 1953), Page 6.

<sup>15</sup> File for Palermo History, Trafalgar Township Historical Society



York (Toronto) and the Head-of-the-Lake (Hamilton). Bronte Road, also known as Highway 25, has historically linked Bronte and Milton, furthering the importance of this intersection.



c.1912 view of Palermo and its two general stores on the northeast corner of Dundas Street and Bronte Road  
*Photo credit: Trafalgar Township Historical Society*



c.1900 view of the old store and hotel at Palermo on northwest corner of the intersection.  
*Photo credit: Trafalgar Township Historical Society*

Palermo grew throughout the 19<sup>th</sup> century and had a foundry, chair factory, harness maker, blacksmith, telegraph office, general store, hotel, schoolhouse, churches and numerous homes. By the 1870s, approximately 300 residents lived in the village. Such was the prominence of the village that it could boast the introduction of sidewalks prior to Oakville.<sup>16</sup>



Aerial view of Palermo in the 1950s. Subject property is marked by a white arrow. *(Photo credit: Trafalgar Township Historical Society)*

<sup>16</sup> File for Palermo History, Trafalgar Township Historical Society

The subject house also has cultural heritage value for its direct associations with the Palermo United Church, historically a Methodist church, for its use as a parsonage for almost 40 years. The church began with circuit riders in the early 1800s, known as “saddlebag preachers” as they travelled throughout the country on horseback, delivering sermons in private homes and cleared fields. The first preacher in Palermo was William Case, a circuit rider who first arrived in 1808.<sup>17</sup>

The first official Methodist meetings were held in 1812 in the home of the village’s founder, Lawrence Hager.<sup>18</sup> In 1817, a log cabin meeting house was constructed and by 1818, the congregation purchased a half acre of land intended for a cemetery, meeting house and schoolhouse on what is now the southeast corner of Dundas Street West and Grand Oak Trail. The cemetery was established that year and a frame church building was built on the west side of the cemetery in 1824.<sup>19</sup>

A second chapel was constructed on the east side of the cemetery in 1850. The two churches were rival Methodist congregations, the one to the west being the Wesleyan Methodist Church and the one to the east being the Methodist Episcopal Church. The two movements were at odds for many decades but with dwindling congregations, it was decided to unite the two churches and construct one new church building on the northeast corner of Dundas Street and Bronte Road.<sup>20</sup> The current church structure was completed in 1869 at a cost of \$4,000. Interestingly, the first funeral to be held in the church was Lawrence Hager, who helped to establish the church in Palermo, who died on January 1, 1870.<sup>21</sup>



Undated photo of Palermo United Church. Photo credit: Trafalgar Township Historical Society

There are minimal records on the construction of the parsonage building, but we know the land on which it sits was purchased by the Church in 1875.<sup>22</sup> Some records indicate that the house was built in 1868, at the same time as the current church building completed in 1869.<sup>23</sup> Based on Tom Murison’s assessment of the building, and the land registry records, it is more likely that the parsonage building came to be around 1875 after the purchase of the land was complete. As described in the Design and Physical Value section above, the early

<sup>17</sup> John Shearman, *Nelson and Palermo United Churches: The First Thirty Years 1808-1838* (1982), Page 6.

<sup>18</sup> John Shearman, *Methodist Episcopal Church Builders of Palermo Methodist Episcopal Church, Laurence Hager and Anson Buck* (undated).

<sup>19</sup> John Shearman, *Nelson and Palermo United Churches: The First Thirty Years 1808-1838* (1982), Page 15.

<sup>20</sup> John Shearman, *Nelson and Palermo United Churches: The First Thirty Years 1808-1838* (1982), Page 22.

<sup>21</sup> John Shearman, *Methodist Episcopal Church Builders of Palermo Methodist Episcopal Church, Laurence Hager and Anson Buck* (undated).

<sup>22</sup> Land registry records for 3017 Old Bronte Road land parcel, [www.onland.ca](http://www.onland.ca)

<sup>23</sup> File for Palermo History, Trafalgar Township Historical Society



settler cabin would have already been on the site and there is sufficient amount of evidence to believe that a second structure was moved and added to the cabin around 1875.

In addition to regular church services and meetings, the church hosted many life events such as weddings, funerals, baptisms and fundraisers. The parsonage was not only the home of the pastors and their families, but also served as an administrative office for the church. Many of these ordinary but significant occasions would have been planned and sometimes even held in the parsonage. The building would have therefore been significant not only for the pastors' families, but for the entire church community.

Land registry documents note that the parsonage was no longer needed after 1912, when a new parsonage was built for both the Palermo and Bronte churches in Bronte Village as part of the construction of what is now the Walton Memorial United Church. The property was sold by the church in 1921, and was likely rented out between 1912 and 1921.<sup>24</sup>

It is therefore likely that the subject house was used as a parsonage for close to 40 years from around the 1870s until 1912. Church records indicate the Ladies Aids of the circuit were charged with furnishing and decorating the parsonage for each of the pastors.<sup>25</sup>



A postcard sent in 1895 from one of the former pastors, Reverend B.L. Cohoe. Photo credit: *Trafalgar Township Historical Society*

Land registry records provide some additional historical information for the property. The land on which the current house stands was originally part of the 200-acre Lot 30 in Concession 1 NDS. The Wilmot Survey shows that this lot was granted by the Crown to John Shaw in 1806 but the transaction was not complete until 1808.<sup>26</sup> Shaw would have been required by the Crown to clear five acres, fence in the lot, construct a home and make road improvements. Given this requirement, it is possible the existing rear kitchen wing was built as a cabin by Shaw by 1808.

In 1809, Shaw sold the 200-acre property to Michael Doyle who held it until 1828. Given the evidence in Tom Murison's report, it is more likely that the original cabin was constructed by Michael Doyle, especially since he had the property for 19 years. In 1828, the property was sold to Daniel Bray and that same year, it was sold to Bildad Simons (1779-1840), an immigrant (and possible Loyalist) from Massachusetts.<sup>27</sup> By the time Bildad passed the land onto his son Joseph Simons (1800-1855), it was a smaller parcel of 50 acres covering the

<sup>24</sup> Land registry records for 3017 Old Bronte Road land parcel, [www.onland.ca](http://www.onland.ca)

<sup>25</sup> File for Palermo History, Trafalgar Township Historical Society

<sup>26</sup> Land registry records for 3017 Old Bronte Road land parcel, [www.onland.ca](http://www.onland.ca)

<sup>27</sup> Census records, [www.ancestry.ca](http://www.ancestry.ca)



southerly quarter of the original 200-acre lot.<sup>28</sup> Joseph was married to Mary Teetzel (1806-1835) from Grimsby and owned the property from 1830 to 1836.<sup>29</sup>

In 1836, the property was sold to Lawrence “Low” Hager (also spelled as Hagar) (1784-1870).<sup>30</sup> Lawrence came with his Loyalist family to Trafalgar Township from Pennsylvania in 1799 and founded the village of Palermo around 1805, originally known as Hagarstown. In 1808, he married Suzannah Teetzel (1789-1855), originally from New Jersey, and sister to Mary Teetzel Simons. Susannah and Lawrence raised 12 children in Palermo. In addition to being a well-known landowner, farmer and business owner, Lawrence was also appointed as the local preacher for the Humber and Trafalgar Circuit of the Wesleyan Methodist Church in 1835. He also hosted the first Methodist meetings in his home, starting in 1812.<sup>31</sup>



1858 Tremaine Map – the location of the parsonage is marked by the white arrow.



1877 Map of Trafalgar Township – the location of the parsonage is marked by the white arrow.

As Lawrence and Susannah Hager lived elsewhere, it is likely that they rented out the cabin to other families or perhaps their own children lived in it. In 1850, the property was sold to Lawrence and Suzanne’s eleventh child, William Henry Hager (1827-1908). In 1875, the lot was sold to the trustees of the Palermo Methodist Church to be used for the purposes of running a church and parsonage. The lot remained under their ownership until 1921.<sup>32</sup>

The 1921 indenture shows the property being sold by the Trustees of the Palermo Congregation of the Methodist Church for \$700.00. It notes that the sale was because the parsonage had been moved to Bronte and that as per the resolution passed at the Hamilton Conference of the Methodist Church in June 1910, the property was to be sold by the trustees.<sup>33</sup>

The property was sold to Thompson Jordan, who is recorded in the 1921 Census as a farmer living in Palermo in a frame house with his wife Lida.<sup>34</sup> After the Jordans owned the property, it was sold three more times to various owners until the Palermo United Church purchased the property in 2013 in order to gain vehicular

<sup>28</sup> Land registry records for 3017 Old Bronte Road land parcel, [www.onland.ca](http://www.onland.ca)

<sup>29</sup> Marriage and birth records, [www.ancestry.ca](http://www.ancestry.ca)

<sup>30</sup> Land registry records for 3017 Old Bronte Road land parcel, [www.onland.ca](http://www.onland.ca)

<sup>31</sup> Austin Lavern Speers, *A History of the Hager Family (1799-1950)* (undated).

<sup>32</sup> Land registry records for 3017 Old Bronte Road land parcel, [www.onland.ca](http://www.onland.ca)

<sup>33</sup> Land registry records for 3017 Old Bronte Road land parcel, [www.onland.ca](http://www.onland.ca)

<sup>34</sup> 1921 census records, [www.ancestry.ca](http://www.ancestry.ca)

access to Old Bronte Road from their rear parking lot.<sup>35</sup> The house was rented out to tenants until the property was sold to the current owner in 2021.

Below is a summary of the owners of the property from the sale of the Crown patent to the present. The lines in grey indicate the years that the building was under ownership of the Palermo United Church.

Name of Owner(s)	Acreage	Years of Ownership
Crown	200 acres	1806-1808
John Shaw	200 acres	1808-1809
Michael Doyle	200 acres	1809-1828
Daniel Bray	Unknown	1828
Bildad Simons	Unknown	1828-1830
Joseph Simons	50 acres	1830-1836
Lawrence Hagar Sr.	Unknown	1836-1850
William H. Hagar	Unknown	1850-1875
William Laidlaw	Unknown	1875
Trustees of Palermo Congregation of Methodist Church	Unknown	1875-1921
Thompson Jordan	Unknown	1921-1947
Armina Hopkins	Unknown	1947-1955
Gerry and Michalina Vanderyden	0.23 acres	1955-1987
Nico and Cynthia Schreutelkamp	0.23 acres	1987-2013
Halton United Church Extension Council	0.23 acres	2013 – 2021
Current owner	0.23 acres	2021 – present

## **Contextual Value**

The subject property has cultural heritage value for its historic and current role within the village of Palermo. The village is the oldest remaining urban centre in the town of Oakville and one of the town's only remaining villages, along with Oakville and Bronte. Settlement began in Palermo over 200 years ago in 1806, some 20 years prior to the founding of settlements at the ports of Bronte and Oakville. The early cabin on the subject property is an important part of this history and provides critical evidence in the context of the early life of the village. The village thrived in the early to mid-20<sup>th</sup> century as a result of its position along Dundas Street, which was the oldest and most significant east-west overland route between Toronto and western Ontario for more than a century. It was also strategically situated midway along the north-south road between Bronte and Milton.<sup>36</sup>

The former parsonage building remains a physically and historically significant as part of the streetscape of Palermo. The two-storey house allows for the continuation of the low-scale street wall created by smaller-scale homes and structures, a distinctive feature of historic Ontario villages. The building is also a reminder of the importance of the church to European settlers in early settler communities. The growth of the village of Palermo was assisted by the construction of the local churches that gave residents a home for spiritual and community activities. The parsonage building supported these activities and the pastors' families, contributing to the development of the community.

<sup>35</sup> Land registry records for 3017 Old Bronte Road land parcel, [www.onland.ca](http://www.onland.ca)

<sup>36</sup> File for Palermo History, Trafalgar Township Historical Society

## **STATEMENT 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*.

### **Statement of Cultural Heritage Value or Interest**

#### *Design/Physical Value*

The Former Palermo Methodist Church Parsonage is a rare remaining example of an early 19<sup>th</sup> century settlers' cabin that was added to and modified into a late 19<sup>th</sup> century Gothic Revival style home. The c.1819 cabin displays a high degree of craftsmanship in its original timber frame construction and remains one of very few known frame or log cabins built in the first two decades of the 19<sup>th</sup> century in Oakville. The building also has cultural heritage value for the 19<sup>th</sup> century front wing that was added and converted into a Gothic Revival style home, likely when the Palermo Methodist Church began using it as their parsonage. The Victorian Gothic style was increasingly popular in Ontario around this time and the subject house is a unique and representative example of this eclectic and often exaggerated style with its steep roof, front gable and fanciful vergeboard.

#### *Historical/Associative Value*

The property has direct associations with the historic village of Palermo, the oldest settlement in present day Oakville. Palermo was a significant stop along Dundas Street, the main route between Toronto and Hamilton and the larger rural community depended on the village for its stage coach stop, post office, inn, stores, schools, and of course, its churches. The subject property has strong associations with the Palermo Methodist Church, now the Palermo United Church that continues to remain a significant organization in the community today. Used as the parsonage for almost four decades, the building was not only home to the pastors and their families, but also served as an administrative office for the church. Many of the church events and meetings would have been planned in the parsonage, or even held there. As a building that played such a strong role in the development of the church and the community, the property helps contribute to our understanding of the development of both the village of Palermo and the Palermo United Church.

#### *Contextual Value*

The Former Methodist Church Parsonage defines, maintains and supports the historic small-town character of the village of Palermo. The settlers' cabin, including its location and orientation to Dundas Street, provides a significant link to the village's early history of European settlement that took place along early routes like Dundas Street. The later front addition and Gothic Revival style renovations help tell the story of the evolution of the village from a sparse, early 19<sup>th</sup> century settlement to a busy and thriving village in the later 19<sup>th</sup> century and early 20<sup>th</sup> century. The one- and two-storey house contributes to the historic low-scale character of the village and the historic street wall that remains along Dundas Street and Old Bronte Road within the historic village area. The property is physically, visually and historically linked to its surroundings that have heritage value as a historic village that has evolved over two centuries.



### Description of Heritage Attributes

Key attributes of the former parsonage building at 3017 Old Bronte Road that exemplify its value as a rare remaining example of an early 19<sup>th</sup> century settler's cabin associated with the early development of Palermo include the following, as they relate to the one-storey easterly portion of the building:

- The footprint and one-storey walls of the original one-storey cabin;
- The presence of an open porch on the south elevation;
- The presence of a central front door on the south wall of the original cabin (later made interior when the open porch was enclosed);
- Historic wood cladding; and
- The existing orientation facing Dundas Street.

Key attributes of the former parsonage building at 3017 Old Bronte Road that exemplify its value as a representative example of a Gothic Revival style house associated with the Palermo United Church and with the development of Palermo, include the following, as they relate to the two-storey westerly portion of the building:

- The footprint and form, including its steep roof with front gable;
- Historic horizontal wood siding (underneath Insulbrick);
- Historic wood soffit, fascia, vergeboard and finials;
- Fenestration of the windows and door on the north, south and west elevations;
- Four sets of historic multipaned wood casement windows on the first floor, including wood window trim;
- Two 2/2 wood windows on the second storey of the south elevation, including wood window trim;
- The covered arched vent above the window in the front gable (underneath Insulbrick);
- Historic wood door surround of front door, including any covered historic sidelights and panelling; and
- The existing orientation facing Old Bronte Road.