



OAKVILLE

APPENDIX B

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2022-060

A by-law to designate the G.S. Wood house at 2487 Old Bronte 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 G.S. Wood house;

WHEREAS the Council of the Corporation of the Town of Oakville, by resolution passed on March 7, 2022, caused to be served on the owner of the lands and premises at 2487 Old Bronte Road, Oakville, ON and upon the Ontario Heritage Trust, Notice of Intention to designate the G.S. Wood House at 2487 Old Bronte Road as a property of cultural heritage value or interest; and further, caused the Notice of Intention to Designate to be published in the Oakville Beaver, being a newspaper of general circulation in the municipality;

WHEREAS a Notice of Objection to the Notice of Intention to Designate was served on the Town Clerk on behalf of the owner of the Property within the timeline set out in the *Ontario Heritage Act*;

WHEREAS the Town Council considered the Notice of Objection and made the decision not to withdraw the Notice of Intention to Designate within the timeline set out in the *Ontario Heritage Act* and pass this Designation By-Law for the property concerned; 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 27th day of June, 2022

MAYOR

CLERK

SCHEDULE "A" TO
BY-LAW 2022-060

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

G.S. Wood House
2487 Old Bronte Road, Oakville
PT LT 30, CON 1 TRAF SDS, PT 1 20R6419 & PT 1 20R7258; OAKVILLE

PIN: 25071-0133

SCHEDULE “B” TO
BY-LAW 2022-060

STATEMENT OF SIGNIFICANCE

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 and 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 brick construction, cubic shape, 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 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 close-by 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.