

## APPENDIX B

***Cultural Heritage Evaluation Report  
Lawrence and Mary Hager House  
2527 Dundas Street West, Oakville, Ontario***



Circa 1910s, rear view of Lawrence and Mary Hager House. *Source: Trafalgar Township Historical Society*

# 1. Executive Summary

The purpose of this Cultural Heritage Evaluation Report, or CHER, is to determine if the subject property merits designation under Part IV, section 29 of the *Ontario Heritage Act* (OHA). A Cultural Heritage Evaluation Report (CHER) provides an overview of the property based on primary and secondary research and visual inspection of the property. It also includes an evaluation against the prescribed criteria of Ontario Regulation 9/06, including design/physical value, historical/associative value, and contextual value. This CHER also includes a draft Statement of Significance and identification of heritage attributes.

The designation of heritage properties is legislated by the OHA and is supported at a provincial level by the Provincial Policy Statement (2020) and the Growth Plan for the Greater Golden Horseshoe (2019). The conservation of cultural heritage resources is also supported by the Region of Halton Official Plan, the Livable Oakville Plan, the North Oakville East Secondary Plan and the North Oakville West Secondary Plan.

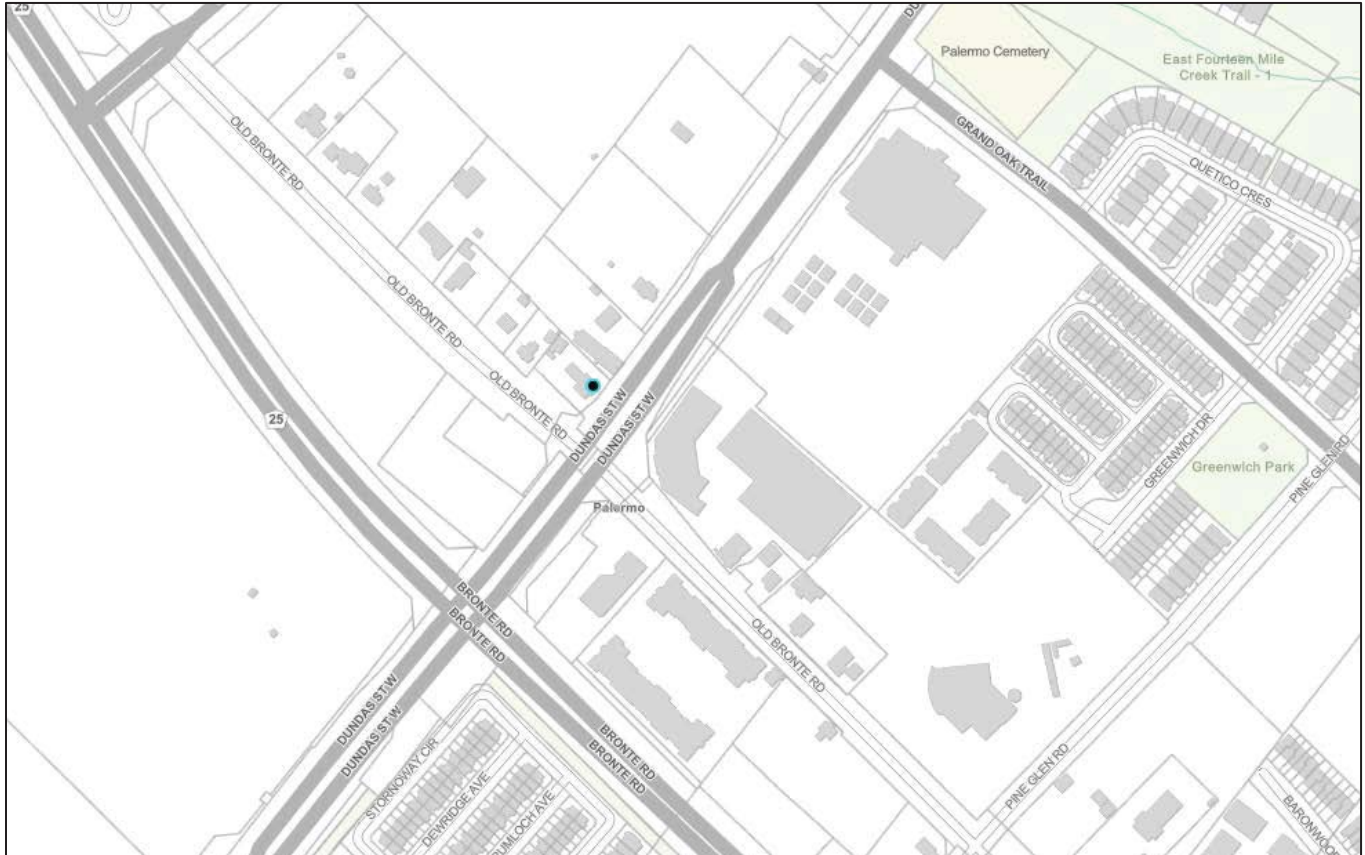
On July 5, 2021, Town of Oakville Planning and Development Council carried a recommendation directing Planning staff to proactively examine listed (non-designated) heritage properties within Palermo Village and, should a property meet the criteria for designation under the *Ontario Heritage Act*, recommend 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 2527 Dundas Street West 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 Lawrence and Mary Hager House is located at 2527 Dundas Street West on the northeast corner of Dundas Street West and Old Bronte Road in Palermo Village. The property is located within the territory covered by the Head of the Lake Treaty, No. 14, which was signed in 1806 by the Mississaugas and the British Crown. In 2009, the property was added as a 'listed' property to Oakville's *Register of Properties of Cultural Heritage Value or Interest (NOT Designated)* for its potential cultural heritage value for its house known as the Third Hagar Family Home, a circa 1890 brick house associated with the development of Palermo.

This CHER has evaluated the property in accordance with the requirements of the OHA and finds that the property meets four of the criteria of Regulation 9/06. It is therefore recommended that the property be designated under Part IV, section 29 of the OHA.

## 2. Subject Property

The Lawrence and Mary Hager House is located at 2527 Dundas Street West on the northeast corner of Old Bronte Road and Dundas Street West, in the village of Palermo. The property is located within the territory covered by the Head of the Lake Treaty, No. 14, which was signed in 1806 by the Mississaugas and the British Crown. The Crown quickly set about having the land surveyed, and the result was Deputy Provincial Surveyor, Samuel Street Wilmot's June 1806 map called "*Trafalgar, Plan of the Second Township, In the tract of Land lately Purchased from the Mississauga [sic] Indians*". Wilmot's survey locates the subject property on part of Lot 30, 1<sup>st</sup> Concession North of Dundas Street (NDS) in Trafalgar Township.



**Location map:** The subject property is marked by a black dot, May 2023. *Source: Town of Oakville, GIS*

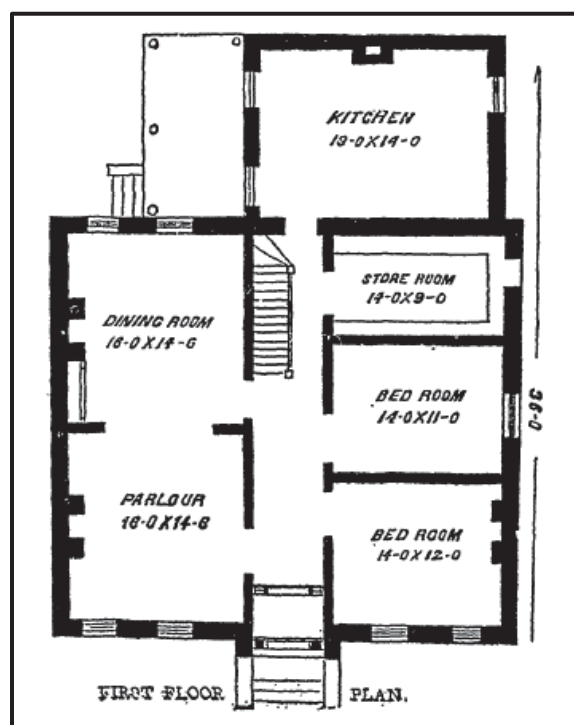
**Legal Description:** PT LT 30, CON 1 TRAFALGAR, NORTH OF DUNDAS STREET, AS IN 832677;  
OAKVILLE/TRAFALGAR

### 3. Background Research

#### Design and Physical Value

The subject property has design and physical value for its two-storey red brick house built in a vernacular version of the Italianate style.

The vernacular variation of this architectural style was unique to Ontario and was prevalent from around 1850 to 1900.<sup>1</sup> It was celebrated in *The Canada Farmer* journal in 1865 as “simply a straightforward square house”.<sup>2</sup> The two-storey house had a square shape with a low-sloped hip roof and a centred frontispiece, retaining the symmetrical and balanced façade from the Georgian era. Each house could be made unique in its details, including arched windows, dichromatic cladding materials with quoins, bay windows, decorative cornices and unique hood moulds.



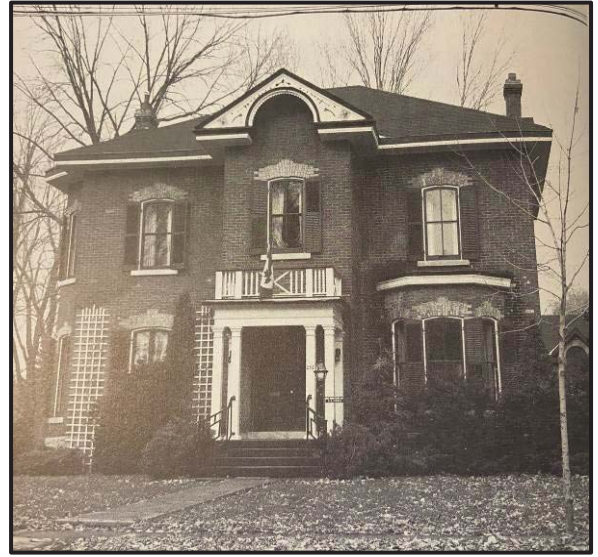
Elevation and floor plan drawings of the model house from *The Canada Farmer*. Source: *Ontario Architecture: A Guide to Styles and Building Terms 1784 to the present*.

More examples of this style are included in John Blumenson’s book, *Ontario Architecture: A Guide to Styles and Building Terms 1784 to the present*. The examples below show two-storey symmetrical red brick homes with a prominent projecting frontispiece decorated with detailed vergeboard. Other Italianate features on the buildings include arched windows, dichromatic brickwork with quoins, ornate cornice with brackets, bay windows, and decorative hood moulds with keystones.

<sup>1</sup> Blumenson, John. “Italianate (1850-1900).” *Ontario Architecture: A Guide to Styles and Building Terms 1784 to the present*, Fitzhenry & Whiteside, Canada, 1990, p. 58

<sup>2</sup> Blumenson, John. “Italianate (1850-1900).” *Ontario Architecture: A Guide to Styles and Building Terms 1784 to the present*, Fitzhenry & Whiteside, Canada, 1990, p. 59





Examples of typical vernacular Italianate style homes in Ontario. Source: *Ontario Architecture: A Guide to Styles and Building Terms 1784 to the present*.

The Lawrence and Mary Hager House is a good example of the vernacular Italianate style home popularized by *The Canada Farmer*. The two-storey house has a low-sloped hip roof and a projecting centred frontispiece. The original cornice has decorative brackets and cornice returns, giving the house a quintessential Italianate look. Windows and doorway openings are segmentally arched, and decorative dog-tooth brickwork was used both above and below the windows. A circular attic window is a decorative and practical addition to the frontispiece gable.



April 2014. Source: *Town of Oakville, Planning Services staff*

Unique to this house are two front doors on each side of the frontispiece, rather than one central doorway. There are numerous theories as to why this was the case. A house designed with two front doors was often a symbol of status and wealth; one door was typically more formal and used on Sundays and for visitors, while the other was used for more regular activities or by domestic staff.<sup>3</sup> Given that the house was at the main intersection of Palermo Village, this configuration may also have been used to accommodate a separate business within the house. It may also have just been designed to retain symmetry on the front façade.

Originally, the house included a porch that stretched across the whole of the front facade. A portion of the porch at the west entry is visible in the c.1920 below. The porch appears to have included a flat and hipped roof with decorative columns and vergeboard. There is still evidence of the porch in marks on the brick where the porch roof was attached and where water staining occurred above the roof. After the 1920s, the front porch was replaced with two small overhangs with curved roofs and large, simple brackets.



Circa 1920 photo of the general store with the subject house in the background. Note the flat hip-roofed porch with decorative columns and vergeboard. *Source: Trafalgar Township Historical Society.*

It is likely that the front doors were replaced around the same time as the removal of the front porch. The existing front doors appear to be from around the 1930s, whereas the original front doors would have most likely been Italianate style with arched windows, similar to the existing one on the rear wing. The side panels on the front doors likely replaced or covered original sidelights. Alternatively, each door opening may have had a set of thin double doors with no sidelights, also a popular style at the time. The stained-glass transom windows remain today and appear to be original.

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<sup>3</sup> Sidler, Scott. "Why Does My Old House Have Two Front Doors?" *The Craftsman Blog*, 26 Feb. 2022, <https://thecraftsmanblog.com/why-does-my-old-house-have-two-front-doors/>.





Circa 1910s photo of Palermo village. Note the front porch running the full length of the front façade. Source: *Trafalgar Township Historical Society*.



Clockwise from left: Easterly front door of the house; close-up of transom window; and close-up of cornice with brackets. June 2022

Source: *Town of Oakville, Planning Services staff*

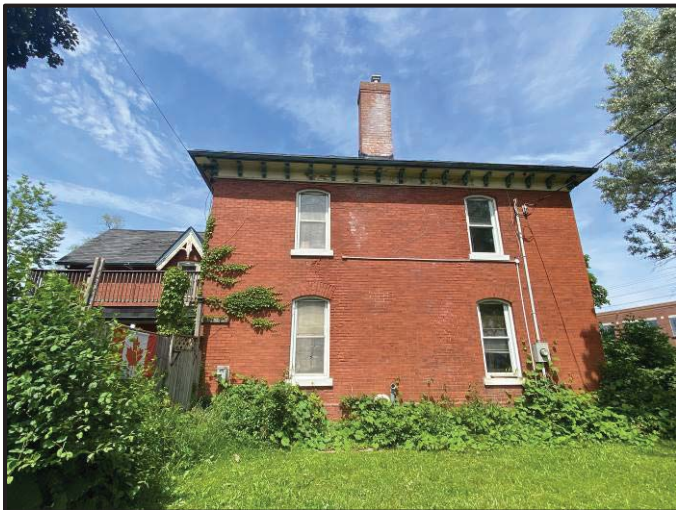


To the rear of the front portion of the house is a 1 ½ storey brick wing. This rear section abuts the front portion of the house in a somewhat awkward fashion. It is unknown if this rear wing was built before or after the front portion. It was quite common for settlers to construct a small 1 to 1 ½ storey home and then, as time and finances permitted, construct a new larger home to the front of the original structure, often using the original first floor as a summer kitchen.

The design and massing of the rear wing is not representative of any typical detached home of the 19<sup>th</sup> century which supports the idea that it was an addition. Either way, the wing has the same red brick with similar brick detailing and window styles as the front portion of the house and was therefore likely constructed within several years of the original house. The rear wing includes a small gable roof with decorative vergeboard above a second storey entrance, as well as remnants of the original side porch, including historic wood columns. An Italianate style door with arched windows remains behind a contemporary screen door. A doorway leading from the original house to the rear porch has been boarded up.



West and east elevations of the rear portion of the house. June 2022 Source: *Town of Oakville, Planning Services staff*



West and east elevations of the front portion of the house. June 2022 Source: *Town of Oakville, Planning Services staff*



The two side elevations are simple in design and continue the building's Italianate features, including red brick cladding laid in stretcher bond, decorative cornice with brackets, and segmentally arched windows openings. The east elevation includes a projecting red brick chimney.



Detail of an Italianate style door (interior door) with paired round headed arched windows on the rear wing of the house.. June 2022. Source: Town of Oakville, Planning Services staff. To the right is a clearer example of a similar style door with double arched windows.<sup>4</sup>

Italianate doors were the first to have large panes of glass in the door itself in lieu of side lights with small panes.<sup>5</sup> Doors with two long windows or panels with rounded tops were a common detail of the Italianate style.<sup>6</sup>

To the rear of the house is a one-storey, two-bay frame garage with a low-sloped roof. This was a later addition to the house and is not considered to be of heritage value. Also on the property is a two-storey detached barn/workshop. MPAC records indicate that it was built c. 1950.<sup>7</sup> Neither of these structures have been identified as heritage attributes worthy of protection through heritage designation.

<sup>4</sup> Vaglica, Sal. "Wood Entry Doors: Cost, Safety, and Buying Tips." *This Old House*, 31 July 2020, <https://www.thisoldhouse.com/doors/2105419/all-about-wood-entry-doors>.

<sup>5</sup> Wentworth, Bruce. "Italianate." *Askthearchitect*, 8 Dec. 2017, <http://www.askthearchitect.org/architectural-styles/italianate-architecture>.

<sup>6</sup> Kyles, Shannon. "Building Styles." *Italianate*, <http://ontarioarchitecture.com/italianate.htm>.

<sup>7</sup> Town of Oakville, Municipal Property Assessment Corporation (MPAC) data, in mapping records.



One-storey double-car garage at rear of house. June 2022. *Source: Town of Oakville, Planning Services staff*



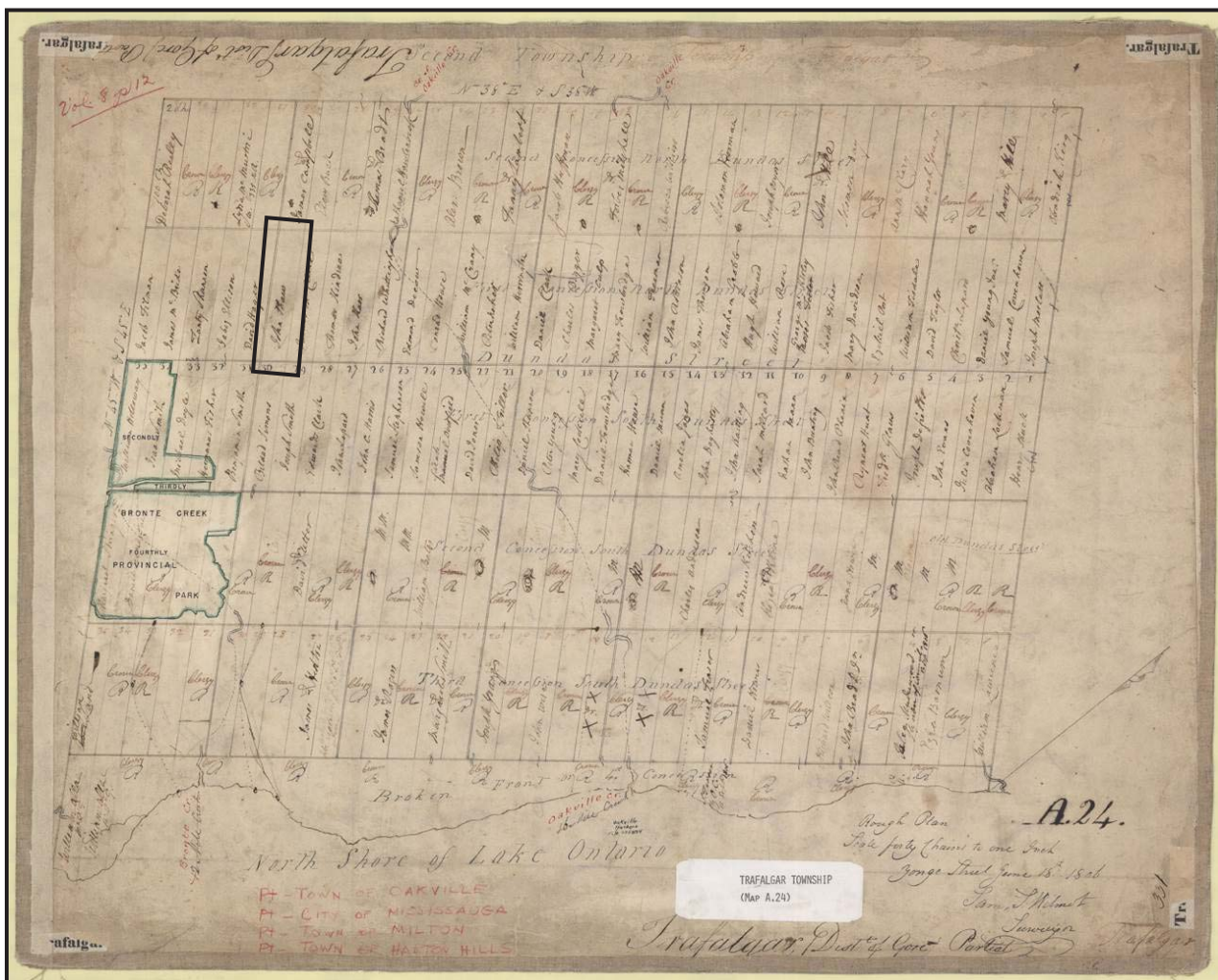
1-½ storey barn/workshop building at rear of property. June 2022. *Source: Town of Oakville, Planning Services staff*



## Historical and Associative Value

The Lawrence and Mary Hager House is located on lands that were part of the traditional territory of the Mississaugas of the Credit First Nation. In 1805, the Mississaugas of the Credit First Nation and the British Crown reached a provisional agreement in which the Mississaugas ceded almost 71,000 acres of land in the Mississauga Tract. In return they were given £1000 of trade goods; were promised the sole right of the fisheries in the Twelve Mile Creek, Sixteen Mile Creek, and the Credit River; were promised the sole right of the fisheries in the Twelve Mile Creek, Sixteen Mile Creek, and the Credit River; and a strip of land on the banks on either side of these waterways was set aside for them.

Treaty No. 14 was negotiated when “the Mississauga were in a more compromised position”, at a time when they were experiencing duress due to land encroachment, the depletion of fish stocks, and a population that was in severe decline due to the introduction of non-native, invasive diseases.<sup>8</sup> The agreement was formalized on 5 September 1806, when the Head of the Lake Treaty, No. 14, was signed.<sup>9</sup>



Crown land located at Lot 30, 1<sup>st</sup> Concession North of Dundas Street, showing John Shaw, the Patentee, on the property.  
Source: Archives of Ontario, *Trafalgar District of Gore, Partial*, June 1806

<sup>8</sup> Debwewin: The Oakville Truth Project, *Treaties 22 & 23, 1820*, [Friendship-Peace-and-Respect-web.pdf \(theoef.org\)](#), (accessed 24 March 2023), pg. 7

<sup>9</sup> Debwewin: The Oakville Truth Project, *Treaties 22 & 23, 1820*, [Friendship-Peace-and-Respect-web.pdf \(theoef.org\)](#), (accessed 24 March 2023), pg. 9

In June 1806, three months before Treaty No. 14 was finalized, Deputy Provincial Surveyor, Samuel Street Wilmot completed his plan called “*Trafalgar, Plan of the Second Township, In the tract of Land lately Purchased from the Mississauga [sic] Indians*”. The survey was completed to facilitate European settlement. Unusually, Wilmot’s plan doesn’t show the land to be set aside for the Mississaugas along the Twelve and Sixteen Mile Creeks, possibly because it was completed before the treaty was finalized.

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>10</sup> The subject property is located on part of Lot 30, 1<sup>st</sup> Concession North of Dundas Street (NDS) 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 remnant historic villages within the town of Oakville. Founded around 1806, the village was originally named Hagerstown/Hagarstown after its founder Lawrence Hager (sometimes spelled as Hagar), the grandfather of Lawrence Hager III, the original owner of the subject house. The village was renamed Palermo to commemorate Lord Nelson, Duke of Palermo, in 1836 when the post office was opened.<sup>11</sup> The village was a significant stop for travellers and the stagecoach along Dundas Street, the main route between 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.



Left: circa 1912 view of Palermo and its two general stores. Right: circa 1900 view of the newly constructed general store and the old hotel on the north side of Dundas Street. Source: *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>12</sup>

<sup>10</sup> Hazel C. Mathews, *Oakville and the Sixteen: The History of an Ontario Port* (University of Toronto Press Incorporated, 1953), Page 6.

<sup>11</sup> “Palermo History.” Trafalgar Township Historical Society, Oakville, Ontario, Canada

<sup>12</sup> “Palermo History.” Trafalgar Township Historical Society, Oakville, Ontario, Canada





Aerial view of Palermo in the 1950s. Subject property is marked by a yellow arrow. Source: *Trafalgar Township Historical Society*

The subject property was part of the original 200-acre Lot 30, 1<sup>ST</sup> Concession NDS. This lot was granted by the Crown to John Shaw in 1808, who then sold it to Michael Doyle in 1809.<sup>13, 14</sup> By 1828, the southern 100 acres was severed off and sold twice more.<sup>15, 16</sup> In 1830, a one-acre parcel on the northeast corner of Old Bronte Road and Dundas Street was purchased by David Hager.<sup>17</sup> This was likely David Hager (1809-1869), the son of Lawrence Hager I. Hager appears to have only owned the property for five years before selling it to John Adair who held it for 15 years, who sold it to John Watson, who owned it for 10 years.

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<sup>13</sup> FamilySearch, Patent, dated 30 January 1808, between the Crown and John Shaw

<sup>14</sup> LRO Instrument #365K, being a Bargain & Sale, dated 3 August 1809, between John and Joseph Shaw, and Michael Doyle

<sup>15</sup> LRO Instrument #185E, being a Bargain & Sale, dated 24 January 1828, between James O. Doyle and Daniel Bray

<sup>16</sup> LRO Instrument #186E, being a Bargain & Sale, dated 3 April 1828, between Daniel Bray and Bildad Simons

<sup>17</sup> LRO Instrument #483F, being a Bargain & Sale, dated 25 May 1830, between Joseph Simons and David Hager

Below is a summary of the owners of the property from the sale of the Crown patent to the present.

Name of Owner(s)	Acreage	Years of Ownership
Crown	200 acres	1806-1808
John Shaw	200 acres	1808-1809
Michael Doyle and James Doyle	200 acres	1809-1828
Daniel Bray	100 acres	1828
Bildad Simons	100 acres	1828-1830
Joseph Simons	50 acres	1830-1831
David Hager	1 acre	1831-1835
John Adair	Unknown	1835-1851
John Watson	Unknown	1851-1861
Harvey M. Switzer	0.5 acre	1861-1883
Peter James Inglehart	0.5 acre	1883-1886
Overton Alonzo Snider	0.5 acre	1886-1887
Lawrence Hager	0.5 acre	1887-1940
Estate of Lawrence Hager	0.5 acre	1940-1942
Estate of Mary Jane Hager	0.5 acre	1942-1946
James F. Donald and Marion K. Donald	0.5 acre	1946
Frederick Grant Heslop and Mary Winnifred Heslop	0.42 acre	1946-1986
Alan Herbert Odenbach and Margaret Odenbach	0.36 acre	1986-1994
Ilija Herceg and Mary Ann Herceg	0.36 acre	1994-2006
Current owner	0.36 acre	2006 to present

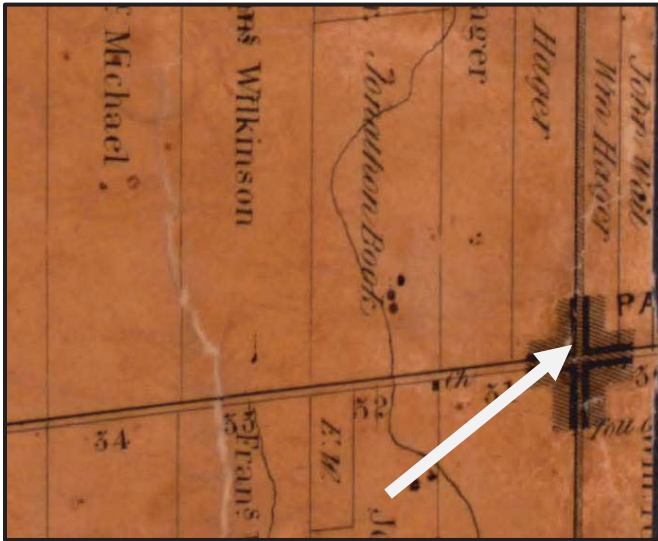
In his 1902 essay, “Palermo, An Historical Description”, Anson Buck writes that a general store was built on the corner of this property in 1843 by “Clubine and Johnson”.<sup>18</sup> He notes that the store (the business not the land) was purchased by Harvey Switzer in 1846 and that until 1868, he and his family lived in a residence that was connected to the general store. Harvey did purchase the land itself in 1861 from John Watson. Switzer was a well-known resident of Palermo who held many positions, including general merchant, Postmaster, County Magistrate, Commissioner in the Court of Queen’s Bench, and a Captain and Paymaster in the 20<sup>th</sup> Halton Battalion, a volunteer militia.<sup>19</sup>

Switzer sold the property to Overton Snider who held the property for one year before selling it to Lawrence Hager III in 1887.

<sup>18</sup> Buck, Anson. “Palermo, An Historical Description.” Trafalgar Township Historical Society, Oakville, Ontario, Canada

<sup>19</sup> “Harvey Morris Switzer.” *Trafalgar Township Historical Society Digital Collections*, <https://images.ourontario.ca/TrafalgarTownship/3179442/data>.





Details of the 1858 Tremaine Map and the 1877 *Illustrated Historical Atlas of the County of Halton*. The white arrows mark the location of the house. Note: In the 1877 plan, “PO” stands for “Post Office”, which was originally on the same property as the house. Sources: 1858 Tremaine’s Map of Halton County, Canada West, George C. Tremaine, and the *Illustrated Historical Atlas of the County of Halton, Ont.*, 1877

The subject house also has cultural heritage value for its direct associations with the Hager family, in particular Lawrence Hager III, also known as Lawrence Hager Jr., who likely constructed the house. Historical photos and records at the Trafalgar Township Historical Society often reference the house as the “Lawrence and Mary Hager House” or the “Third Hager House” and note that it was constructed around 1890.<sup>20</sup> While the date of construction is difficult to prove with absolute certainty, land registry records indicate that the property was purchased in 1887 by Lawrence Hager III.<sup>21</sup> In his 1902 essay, Anson Buck notes that Lawrence took over the general store this same year.

Lawrence III (1859-1940) was the son of Lawrence II (1812-1894) and Anna Sophia (née Book) Hager (1817 -1895). He was the grandson of Lawrence I, the founder of the village of Palermo.<sup>22</sup>

In 1891, the third Lawrence married Mary Jane Austin (1866-1942) from Beeton, Ontario. Lawrence likely had the house built for his new wife Mary and for their future family, possibly building it in 1890, the year before their wedding. It was an impressive first house for a young family and came to be known as “Ladysmith”.<sup>23</sup> The couple had four children in the house: (Hansel) Claude, 1893-1979, (Anna) Claire (1896-1945), Lyle Agnes (b.1898) and Walter Lloyd (1900-1902).<sup>24</sup>

In 1900, when Lawrence was still operating the general store on the corner of their lot, the building burned down, and Lawrence immediately constructed a new general store. As Anson Buck put it, “Phoenix like, the present fine

<sup>20</sup> “Hager Family file.” Trafalgar Township Historical Society, Oakville, Ontario, Canada

<sup>21</sup> LRO Instrument #4884, being a Bargain & Sale, dated 1 November 1887, between Overton Snider and Lawrence Hager

<sup>22</sup> Field, Joann. “Lawrence Hager, III.” *geni\_family\_tree*, 26 Apr. 2022, <https://www.geni.com/people/Lawrence-Hager-III/6000000029724099623>.

<sup>23</sup> “Lawrence (III) and Mary Hager.” *Halton Images*, <https://images.halinet.on.ca/17810/data?n=1>

<sup>24</sup> Field, Joann. “Lawrence Hager, III.” *geni\_family\_tree*, 26 Apr. 2022, <https://www.geni.com/people/Lawrence-Hager-III/6000000029724099623>.

structure sprang into existence the same year.”<sup>25</sup> Lawrence ran the store until about 1906-1908, after which time James Dobson took over as general merchant.<sup>26</sup> Later owners included George Stanley Wood and R.B. McGill.<sup>27</sup>

While Lawrence is listed as the merchant, Mary and the children would have helped at the store as well. Census and death records for Lawrence indicate that he was a farmer after this time, though it is unknown if the family farmed larger acreage elsewhere or just had a small operation on their half-acre lot. His death certificate notes that Lawrence retired from farming in 1918.<sup>28</sup>



Palermo General Store in early 19<sup>th</sup> century. Source: *Trafalgar Township Historical Society*

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<sup>25</sup> “Palermo, An Historical Description” by Anson Buck, Trafalgar Township Historical Society, Palermo Village file

<sup>26</sup> “James Dobson, General Store, Palermo, 1908.” Halton Images, <https://images.halinet.on.ca/2675728/data?n=1>

<sup>27</sup> “Store & Post Office at Palermo, L. Hager, General Merchant.” Halton Images, <https://images.halinet.on.ca/2675661/data?n=1>

<sup>28</sup> Archives of Ontario. Registrations of Deaths, 1869-1948 (MS 935, reels 1-694), Archives of Ontario, Toronto, Ontario, Canada.





July 1908 postcard image of the general store under the ownership of James Dobson. Note the Hager House on the right. *Source: Trafalgar Township Historical Society*

In 1916, Lawrence and Mary celebrated their 25th wedding anniversary in the house. A newspaper clipping from the time describes a celebration with forty relatives and friends with Reverend George Aitken acting as the master of ceremonies. It was noted that “the happy company sat down in their large dining room to a sumptuous repast, after which a number of guests expressed their pleasure at being present on this happy occasion”.<sup>29</sup> The clipping goes on to say that the couple and their family are well known in the Palermo area and are “held in high esteem among their neighbors and friends”.<sup>30</sup>

<sup>29</sup> “Lawrence (III) and Mary Hagar.” *Halton Images*, <https://images.halinet.on.ca/17810/data?n=1>

<sup>30</sup> “Lawrence (III) and Mary Hagar.” *Halton Images*, <https://images.halinet.on.ca/17810/data?n=1>



Playing Tennis in the rear yard of the Lawrence and Mary Hager House, likely in the 1910s. *Source: Trafalgar Township Historical Society*

Lawrence died of pneumonia at the age of 80 in 1940.<sup>31</sup> Mary died two years later in 1942 of gallbladder cancer at the age of 75.<sup>32</sup> They are both buried in Palermo Cemetery.<sup>33</sup>



Mary and Lawrence Hager on the west side of their house, likely in the 1930s.  
*Source: Trafalgar Township Historical Society*

<sup>31</sup> *Archives of Ontario; Toronto, Ontario, Canada; Collection: MS 935; Series: M047738; Reel: 644*, Archives of Ontario; Toronto, Ontario, Canada, per Ancestry.ca

<sup>32</sup> *Archives of Ontario; Toronto, Ontario, Canada; Collection: MS 935; Series: M023570; Reel: 685*, Archives of Ontario; Toronto, Ontario, Canada, per Ancestry.ca

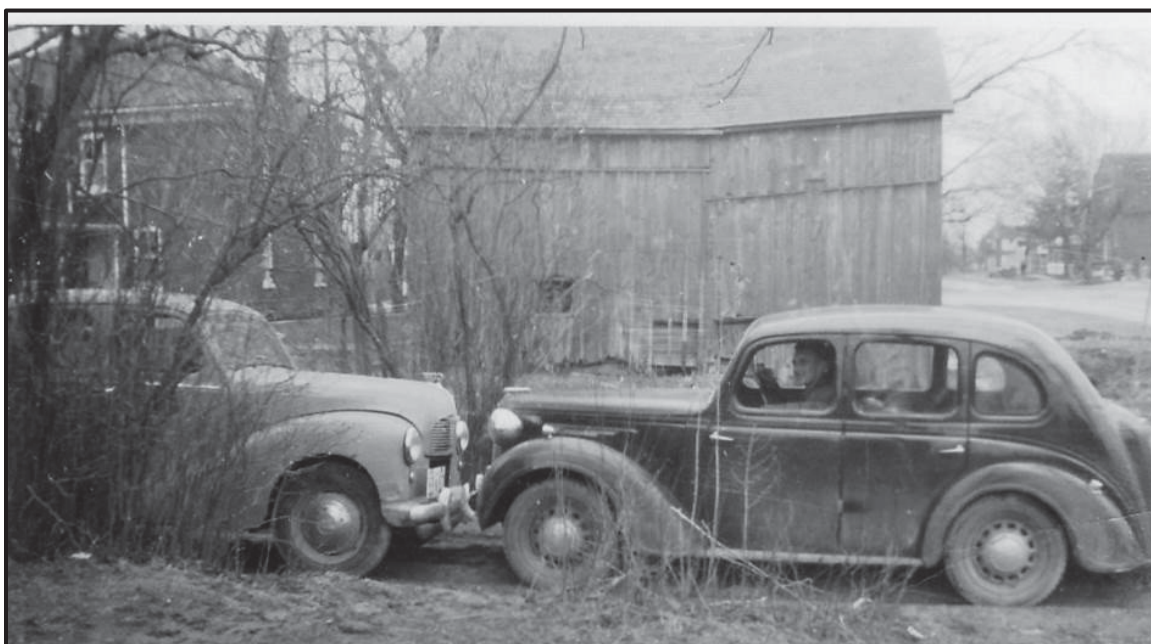
<sup>33</sup> Palermo Cemetery Records <https://www.findagrave.com/cemetery/2143708/palermo-cemetery>



After Mary's death, the property was sold in 1946 to a James and Marion Donald.<sup>34</sup> Up until 1946, the property included the lands that contained the general store on the corner. When the Donalds purchased the property, a sliver of land that included the general store was not included and was sold off<sup>35</sup>



Circa 1934 view of the G.S. Wood Store, originally run by Lawrence Hager III. The subject house is located to the right (east), hidden behind the trees. Source: *Trafalgar Township Historical Society*.



<sup>34</sup> LRO Instrument #21533 being a Grant, dated 25 July 1946, between Estate of Mary Jane Hager to James F. Donald and Marion K. Donald

<sup>35</sup> LRO Instrument #21533 being a Grant, dated 25 July 1946, between Estate of Mary Jane Hager to James F. Donald and Marion K. Donald

Circa 1940s view looking south with the Hager house on the left and a former outbuilding that would have been behind the general store.  
*Source: Trafalgar Township Historical Society.*  
In 1946, the property was sold to Fred and Mary Heslop who owned it for forty years until 1986.<sup>36</sup> The Heslops operated a veterinary clinic on the property.<sup>37</sup>



1977 photo of the rear porch, during the Heslop ownership. The “office” sign likely pertained to the Heslop’s veterinarian service. *Source: Town of Oakville, Planning Services staff*

In 1986, another smaller section of land was severed off along Dundas Street to accommodate a road widening.<sup>38</sup>

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<sup>36</sup> LRO Instrument #21732, being a Grant, dated 22 November 1946, between James F. Donald and Marion K. Donald, and Frederick Grant Heslop and Mary Winnifred Heslop

<sup>37</sup> Town of Oakville building permit records

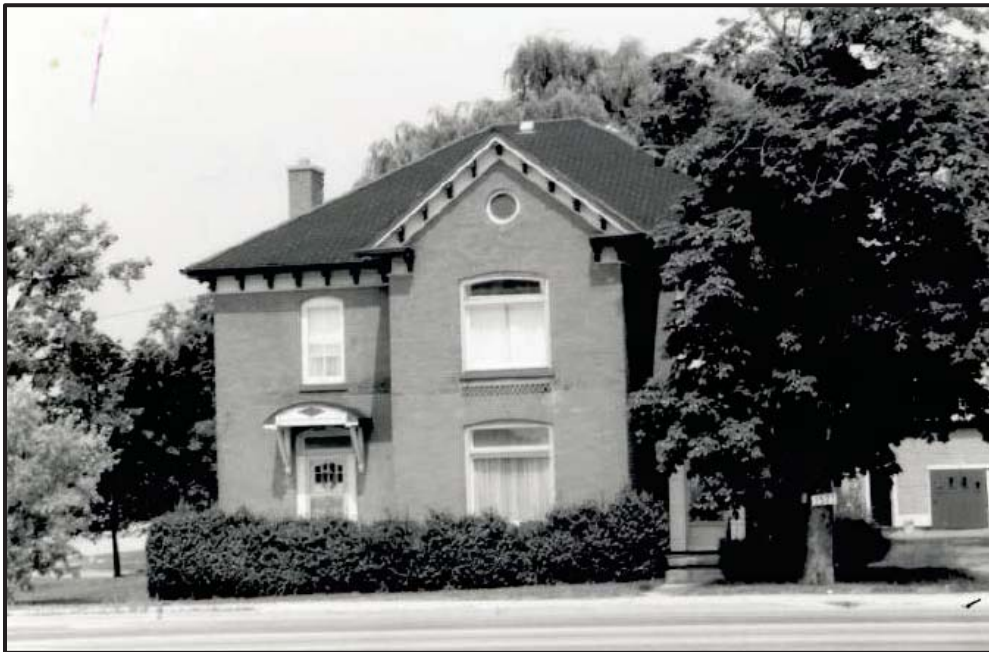
<sup>38</sup> Town of Oakville building permit records





Circa early 1980s photo of the house during the Heslop ownership. *Source: Town of Oakville, Planning Services staff*

The property was then owned by Alan and Margaret Odenbach from 1986 to 1994; they used the building as a bed and breakfast.<sup>39</sup> Alan Odenbach was an x-ray technician who also worked as an auctioneer who specialized in antiques and farm auctions.<sup>40</sup> Under the ownership of Ilija and Mary Ann Hercig from 1994 to 2006, the property was used as a group home through their business, Ontario Family Guidance Inc.<sup>41</sup> In 2006, it was sold to the current owners.



Circa 1991 photo of the house. *Source: Town of Oakville Planning Services staff*

<sup>39</sup> Town of Oakville property file records.

<sup>40</sup> Acton Free Press, January 3, 1979, p. 16, classified ads

<sup>41</sup> Town of Oakville building permit files

## **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 along with downtown Oakville and Bronte, one of the town's only remaining villages. Colonial 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 village thrived in the early to mid-20<sup>th</sup> century because of its location along Dundas Street, which, for more than a century, was the most significant east-west overland route between Toronto and western Ontario. It was also strategically situated midway along the north-south road between Bronte and Milton.<sup>42</sup>

The Lawrence and Mary Hager House remains physically, functionally, visually, and historically linked to the streetscape of Palermo. The two-storey house retains the low-scale street wall context created by smaller-scale homes and structures, a distinctive feature of historic Ontario villages. The building is located at the main intersection of the village and for many years had strong connections to the commercial businesses of the village.

Along with the Palermo United Church and the Switzer House to the east, both designated heritage properties, this historic house is important in defining and supporting the character of the area. While the community is transiting to accommodate more growth and density, properties such as the Lawrence and Mary Hager House property helps the area to retain much of its historic village character.

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<sup>42</sup> "Palermo History." Trafalgar Township Historical Society, Oakville, Ontario, Canada



## 4. Evaluation under Ontario Regulation 9/06

Evaluation of the cultural heritage value of the subject property is guided by the criteria outlined in the *Ontario Heritage Act's, Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest*. This Regulation outlines several criteria for determining whether a property is of cultural heritage value or interest. For a property to be designated under section 29 of the *Ontario Heritage Act*, it must meet two or more of these criteria, which are outlined below.

Ontario Regulation 9/06 Criteria	Evaluation	Criteria met (Y/N)
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 property is a representative example of the vernacular variation of the Italianate style that was prevalent in Ontario between 1850 and 1900.	Y
ii. displays a high degree of craftsmanship or artistic merit;	While the home was well-built, the property does not display a high degree of craftsmanship or artistic merit.	N
iii. demonstrates a high degree of technical or scientific achievement.	The property does not demonstrate a high degree of technical or scientific achievement.	N
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 property has direct associations with the development of the village of Palermo and with the Hager family who founded the village and made significant contributions to the area over many decades.	Y
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture;	The property does not appear to yield information that contributes to an understanding of a community or culture.	N
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	The property does not appear to demonstrate or reflect the work of anyone significant to the community.	N
3. The property has contextual value because it:		
i. is important in defining, maintaining or supporting the character of an area;	The property is important in defining and supporting the historic village character of Palermo.	Y
ii. is physically, functionally, visually or historically linked to its surroundings;	The property is physically, functionally, visually and historically linked to its surroundings and the streetscape of Palermo village.	Y
iii. is a landmark.	The property is not a landmark.	N

## 5. Statement of Cultural Heritage Value and or Interest

The subject property has been researched and evaluated 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. 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*.

### Description of Property

The property at 2527 Dundas Street West is located on the northeast corner of Dundas Street West and Old Bronte Road in Palermo Village. The property contains a historic two-storey red brick house with a non-historic one-storey garage addition and a non-historic detached two-storey frame outbuilding.

### Statement of Cultural Heritage Value or Interest

#### *Design/Physical Value*

The Lawrence and Mary Hager House is a representative example of a late 19<sup>th</sup>-century vernacular Italianate style brick house. The two-storey house includes many of the characteristics of this style with its low-sloped roof, symmetrical façade, and projecting centred frontispiece. Period details include a decorative cornice with brackets and cornice returns, segmentally arched window and doorway openings, and decorative dog-tooth brickwork. The house is clad in stretcher bond red brick and built on a lakestone foundation. Unique to this house are its two front entrances which, while not typical of the Italianate style, were placed in a way that maintained the symmetrical and formal façade of the style.

#### *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. The larger rural community depended on the village for its stagecoach stop, post office, inn, stores, schools, and its churches. The subject property also has strong associations with the Hager family, a prominent family in Palermo and Trafalgar Township. The house was built by Lawrence III, grandson of Lawrence Hager I, the founder of Palermo. Lawrence had the house constructed and he and his wife Mary raised their family in the house and remained there for over 50 years. The family ran the general store on the corner of the property and also worked as farmers, contributing to the busy commerce of Palermo village in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries.

#### *Contextual Value*

The Lawrence and Mary Hager House remains physically, functionally, visually, and historically linked to 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 located at the main intersection of the village and for many years had strong connections to the commercial businesses of the village. As one of the remaining historic homes in the village, the Lawrence and Mary Hager House is important in defining and supporting the character of the area which, while in transition to accommodate more growth and density, retains much of its historic village character.



### Description of Heritage Attributes

Key attributes of the Lawrence and Mary Hager House that exemplify its value as a representative example of an Italianate Style brick house associated with the early development of Palermo include the following, as they relate to the two-storey southerly portion of the building:

- The footprint and rectangular form of the structure with projecting frontispiece;
- The hip roof with intersecting front gable;
- The red brick cladding in stretcher bond, including brick headers above door and window openings, decorative dog-tooth brick patterns below window openings, projecting brick band above the foundation, and the truncated brick chimney on the east elevation;
- The red brick chimney above the roof on the west side of the structure;
- The fenestration of the windows and doors on all four elevations, including the segmentally arched shape of the openings;
- The stone windowsills;
- The exposed lakestone foundation above grade;
- The two stained-glass transom windows above the two front doors;
- The presence of sidelights or wood panelling on either side of both front doors;
- The wood cornice, including soffits, fascia, cornice returns, and decorative brackets;
- The presence of a front porch at each front door; and
- The existing orientation facing Dundas Street.

Key attributes of the Lawrence and Mary Hager House that exemplify its value as a representative example of an Italianate Style brick house associated with the early development of Palermo include the following, as they relate to the 1 ½ storey northerly portion of the building:

- The footprint and rectangular form of the structure;
- The gable roof with gable dormer on the west elevation;
- The porch on the west elevation, including wood columns;
- The red brick cladding in stretcher bond, including brick headers above door and window openings;
- The fenestration on all four elevations, including the segmentally arched shape of the window and door openings;
- The wood Italianate style entry door on the south elevation;
- The stone windowsills;
- The exposed lakestone foundation above grade;
- The wood vergeboard in the south gable dormer; and
- The existing orientation and connection to the two-storey southerly portion of the building.

To the rear of the house is a one-storey, two-bay frame garage with a low-sloped roof. This was a later addition to the house and is not considered to be of heritage value. Also on the property is a two-storey detached barn/workshop. MPAC records indicate that it was built c. 1950. Neither of these structures have been identified as heritage attributes worthy of protection through heritage designation.

## 6. Conclusion

This property meets four of the criteria of Ontario Regulation 9/06. It is therefore recommended that the property be designated under Part IV, section 29 of the *Ontario Heritage Act*.



## 7. Sources

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