

To be the most livable town in Canada.

DRAFT NOTICE OF INTENTION TO DESIGNATE

On June 12, 2023 Oakville Town Council resolved to pass a Notice of Intention to Designate the following property under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended, as a property of cultural heritage value and interest:

Lawrence and Mary Hager
2527 Dundas Street West
PT LT 30, CON 1 TRAFALGAR, NORTH OF DUNDAS STREET, AS IN 832677;
OAKVILLE/TRAFALGAR

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 barn/workshop.

Statement of Cultural Heritage Value or Interest

Design and Physical Value

The Lawrence and Mary Hager House is a representative example of a late 19th-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 and 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 19th and early 20th 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 a vernacular variation 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 a vernacular variation 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.

The one-storey, two-bay garage addition to the rear of the house and the two-storey detached barn/workshop are not included in the designation. Any objection to this designation must be filed no later than **July XX, 2023**. Objections should be directed to the Town Clerk, 1225 Trafalgar Road, Oakville, Ontario L6H 0H3.

Further information respecting this proposed designation is available from the Town of Oakville. Any inquiries may be directed to Carolyn Van Sligtenhorst, heritage planner at 905-845-6601, ext.3875 (TTY 905-338-4200), or by email at carolyn.van@oakville.ca

The last date to file a notice of objection is **July XX, 2023**.

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Conder House
159 Trafalgar Road
Part Lot 5, Block 90, Plan 1, {AKA MAP R. W. Kerr DPS} AS IN 172522; Oakville

Description of Property

The property at 159 Trafalgar Road is a long and narrow property located on the east side of Trafalgar Road, between Sumner Avenue and Randall Street, at the north end of Downtown Oakville. The property contains the Conder House, a circa 1857 1-½ storey brick house with rear frame additions.

Statement of Cultural Heritage Value or Interest

Design and Physical Value

The Conder House has design and physical value as a representative example of a mid-19th century vernacular workers' cottage built with influences from the Georgian style of architecture. The structure was once the north half of a semi-detached home built circa 1857 and together the two units formed a symmetrical façade, typical of the Georgian era. The remaining north unit is a simple, end gable-roofed structure constructed of brick on a basement of lake stone. The red brick detailing includes a protruding brick base above the foundation, vertical brick headers over each of the windows and doors and a dentilled cornice detail with brick 'brackets' under the roof eaves. The tall transom window above the front door and large 6/6 wood windows provided light that was much needed in a rowhouse-style home. The house is a simple and vernacular interpretation of the Georgian style, designed to be a compact and practical home for individuals and small families from the working class.

Historical and Associative Value

The Conder House has cultural heritage value for its direct associations with the industrial history of Oakville as a representative example of a workers' cottage that housed employees of local industries. When the house was built in the mid-19th century, Oakville's industries were booming. The fertile soil and optimal growing conditions for fruit supported an agricultural business that in turn supported industries including cider mills, jam makers, fruit evaporating companies, and basket factories. The Conder House was owned and occupied by workers in these industries, including the Oakville Basket Factory and W.T. Carson & Sons Planing mill.

Contextual Value

The Conder House has contextual value because it is physically, functionally, visually, and historically linked to its surroundings. The property is an entry point to Downtown Oakville from the north along Trafalgar Road and remains in its original location. The building is a remnant of the residential and commercial buildings once associated with Oakville's 19th and early 20th century industrial businesses, many of which have been demolished over the past century. These include W.T. Carson & Sons Planing mill and the Oakville Basket Factory, both of which had structures present along Trafalgar Road for over a century.

Description of Heritage Attributes

Key heritage attributes of the property at 159 Trafalgar Road that exemplify its cultural heritage value, as they relate to the 1-½ storey brick house known as the Conder House, include:

- Footprint and form of the 1-½ storey gable roofed structure
- Fenestration of the door and window openings on the west and north elevations
- Lakestone foundation above grade
- Red brick cladding including protruding base above the foundation, vertical brick headers over window and door openings, dentilled cornice detail and 'brackets' under the roof eaves
- Historical 6/6 wood windows with wood storms
- Wood transom window above front door; and
- Brick chimney.

Any objection to this designation must be filed no later than **July XX, 2023**. Objections should be directed to the Town Clerk, 1225 Trafalgar Road, Oakville, Ontario L6H 0H3.

Further information respecting this proposed designation is available from the Town of Oakville. Any inquiries may be directed to Carolyn Van Sligtenhorst, heritage planner at 905-845-6601, ext.3875 (TTY 905-338-4200), or by email at carolyn.van@oakville.ca

The last date to file a notice of objection is **July XX, 2023**.