



OAKVILLE

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2023-111

A by-law to designate the Lawrence and Mary Hager House at 2527 Dundas Street West 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 Lawrence and Mary Hager House;

WHEREAS the council of the Corporation of the Town of Oakville, by resolution passed on June 12, 2023, has caused to be served on the owner of the lands and premises at 2527 Dundas Street West, Oakville, ON and upon the Ontario Heritage Trust, notice of intention to designate the Lawrence and Mary Hager House at 2527 Dundas Street West as a property of cultural heritage value or interest, and further, has caused the notice of intention to be published on the town’s website in accordance with the town’s *Ontario Heritage Act* Alternative Notice Policy;

WHEREAS no objection to the proposed designation was served on the municipality by July 14, 2023, being the last date for filing an objection;

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* in keeping with Statement of Significance in Schedule “B” to this By-law setting out the details of the cultural heritage value or interest and the description of the heritage attributes
2. That the attached Schedules form part of this 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 14th day of August, 2023

MAYOR

CLERK

SCHEDULE "A" TO
BY-LAW 2023-111

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

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

PIN: 24928-0115

SCHEDULE “B” TO
BY-LAW 2023-111

STATEMENT OF SIGNIFICANCE

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 known as the Lawrence and Mary Hager House.

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 and one-and-a-half 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 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 window sills;
- 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 one-and-a-half 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.