



OAKVILLE

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2018-109

A by-law to designate the historic building at 2478 Old Bronte Road as a property of cultural heritage value or interest

WHEREAS pursuant to 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 council of the Corporation of the Town of Oakville has caused to be served on the owners of the lands and premises at:

2478 Old Bronte Road
Oakville, ON

and upon the Ontario Heritage Trust, notice of intention to designate the historic building at 2478 Old Bronte Road as a property of cultural heritage value or interest and a statement of the reasons for the proposed designation, and a description of the heritage attributes, and further, has caused the notice of intention to be published in the *Oakville Beaver*, being a newspaper of general circulation in the municipality;

AND WHEREAS no notice of objection to the proposed designation has been served on the municipality;

COUNCIL ENACTS AS FOLLOWS:

1. That the following real property, more particularly described in Schedule "A", is hereby designated as being of cultural heritage value or interest, for the reasons set out in Schedule B:

2478 Old Bronte Road

Town of Oakville
The Regional Municipality of Halton

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 9th day of July, 2018

MAYOR

CLERK

SCHEDULE "A" TO
BY-LAW 2018-109

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

2478 Old Bronte Road
Unit 31, Level 1, Halton Standard Condominium Plan No. 680
Town of Oakville, Regional Municipality of Halton

SCHEDULE "B" TO
BY-LAW 2018-109

Description of Property

This one and half storey building is located on the west side of Old Bronte Road in the historic village of Palermo. Originally used as a residence for a small farm, the building has been relocated slightly to the southeast of its original location as part of the surrounding development. This brick-clad building has a steeply pitched gable roof and wraparound verandah.

Statement of Cultural Heritage Value or Interest

Design/Physical Value

The historic building has cultural heritage value as a representative example of an early 20th century vernacular residence with Craftsman-inspired details. The building is a red brick-clad, 1-1/2 storey structure with a steeply pitched gable roof with front facing wall gable and steeply pitched gabled dormers. A beveled course of brick runs 4 levels of brick above the foundation. The overall design of the house is unique within the Palermo area.

Historic/Associative Value

The historic building has cultural heritage value in its association with the development of Palermo Village. Constructed during the heyday of Palermo Village, which is the which is the earliest settlement in present day Oakville, the residence is representative of the prosperity of the settlement at that time. The historic building formed part of a small semi-rural farm property that formerly included a barn, blacksmith shop and apple orchard. The historic building has been associated with historically well-known Palermo families, including the Lee family, the Dickenson family and the Bartman family.

Contextual Value

The historic building has cultural heritage value as one of the last remaining historic residences of Palermo Village. While the village has changed dramatically, the remaining elements of Palermo are important in understanding the history of the Town of Oakville. The historic building maintains and supports the history of Old Bronte Road and is one of only three heritage homes remaining on the west side of Old Bronte Road. Its continued presence on the streetscape is important in retaining the few remaining heritage resources of the village.

Heritage Attributes

Key features that relate to the historic, associative, design and physical value of the historic building at 2478 Old Bronte Road include:

The one and half-storey, masonry clad frame house with the following details:

- Asymmetrical front façade,
- Red brick exterior walls laid in a common bond configuration,
- Steeply gabled roof with steeply gabled dormers and wood trim;
- Wood soffits and fascia;
- Veranda which wraps around the south-east corner of the house with round wood columns and a brick base;
- Wood front entrance door with six panes of glass
- Existing double-hung, wood windows on the ground and second floor, including stone sills and lintels and textured coloured glass transom over the bay window.

Explanatory Note

Re: Heritage Designation By-law No. 2018-109

By-law No. 2018-109 has the following purpose and effect:

To designate the historic building at 2478 Old Bronte Road as a property of cultural heritage value or interest pursuant to the provisions of the *Ontario Heritage Act*, R.S.O., 1990, Chapter O.18, Part IV, Section 29.