



Palermo Village A Heritage Resources Review and Strategy Oakville, Ontario



Bronte Road looking north at Dundas Street, c.1900
Source: Trafalgar Township Historical Society

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Town of Oakville**

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Executive Summary

In 2008, the Heritage Planning Division of the town initiated an in-house study of the village of Palermo, located at the intersection of Dundas Street West and Old Bronte Road. The purpose of the study was to document and evaluate the heritage character and resources of the village and to propose conservation strategies for conserving the heritage of the community both as individual elements and collectively as a cultural heritage landscape.

A primary focus of the study was the area of Palermo located in the North Oakville West Secondary Plan (Draft) Area. The Palermo Study involved a review of the proposed policies in the North Oakville West Secondary Plan and an assessment of whether these would be adequate to recognize and provide the necessary guidance and tools to support the conservation of the heritage of Palermo, if the study determined that there are resources and landscapes in Palermo that are worthy of conservation.

The findings of the study noted that despite significant change over the past 50 years, and in particular the past five years with the expansion and realignment of the Dundas Street West and Regional Road 25 intersection, the Village of Palermo retains significance, and could be considered to be a cultural heritage landscape of the Town of Oakville as it is the oldest urban centre and the last remaining inland settlement within the boundary of present day Town of Oakville. 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.

Palermo thrived in the early to mid-19th century as a result of its position along Dundas Street, which was the oldest and most significant east-west overland route between Toronto and western Ontario for more than a century. It was also strategically situated midway along the north-south road between Bronte and Milton. At its peak around 1920, Palermo boasted as many as 30 houses, a community hall, a school, an implements factory, a sawmill, two churches, two general stores, a park and an implements store. Such was the prominence of the village that it could boast the introduction of sidewalks, prior to the installation of sidewalks in Oakville. Remnants of the alignments of these historic sidewalks still exist today and reinforce the urban character of the village.

Up until the 1940s, Palermo was an attractive and intact village, with many buildings which today would have heritage value, dating from the mid-19th century and the early 20th century. Photographs reveal its

character to be not unlike that of historic tourist villages that survive to this day such as Unionville or St. Jacob's.

While many reminders of the village remain to this day, the village began to experience significant pressures resulting from the growing popularity of the automobile and the desire of the Province to expand both Bronte Road and Dundas Street, which were designated as Provincial Highways 25 and 5 respectively, and speed-up traffic flow through the village. The construction of roundings at the intersection of Highways 25 and Highway 5 resulted in the loss of the village stores and necessitated the removal and relocation of village houses. The loss of the foundry due to fire later in the 1950s had the effect of creating a large swath of vacant land between Palermo north of Dundas and Palermo south of Dundas. The village was challenged again in the early 2000s with the further expansion of Dundas Street West to accommodate a 6 lane cross section and the construction of a by-pass for Regional Road 25 around the village. This resulted in a further loss of buildings and also took away the historic perception of Palermo as a crossroads settlement.

Despite these pressures and changes, Palermo continues to possess a significant concentration of heritage resources. This is the most significant grouping along this historic Governor's Road between Toronto and Waterdown. Collectively the sixteen heritage resources and landscape features, which remain from the heyday of Palermo Village, combine to form a cultural landscape of the last and most significant inland settlement remaining in the present day boundaries of Oakville. Eight of these heritage properties are located north of Dundas Street West, and are located within the area of the North Oakville West Secondary Plan (Draft).

The historic buildings in urban Palermo are located in three clusters. The cluster of buildings at the northeast corner of Old Bronte Road and Dundas Street West are collectively the most significant grouping of structures in this village. Their continued existence on their original sites, more than any other, defines Palermo as a place of settlement and can be considered a cultural heritage landscape as an important reminder of this historic village and the role it played as a transportation hub and as part of the development of agriculture in Trafalgar Township.

The community of Palermo is a cultural heritage landscape which should be conserved. A number of strategies have been considered to achieve its conservation in balance with the development objectives that are anticipated for this node.

Heritage conservation district designation was considered as a potential tool. The significant loss of heritage resources, changes that have occurred and the distance between the clusters of heritage resources, however, would make the successful establishment of a heritage conservation district in this village which could withstand the likely scrutiny of the Ontario Municipal Board unlikely.

There are other measures that could be implemented to preserve the important cultural heritage aspects of Palermo. These include the following tools:

Secondary Plan Recognition – North Oakville West

While the North Oakville West Secondary Plan includes reference to individual resources, there is no recognition of the significance of the concentration of heritage resources in Palermo as a Cultural Heritage Landscape.

The inclusion of wording in the Official Plan which recognizes Palermo as a Cultural Heritage Landscape and which encourages the conservation of the significant aspects of Palermo would provide an effective framework for ensuring that development proposals for the area consider both the individual and collective value and significance of the heritage resources and village of Palermo.

Official Plan Recognition

While there is recognition for heritage resources in the Official Plan there is no recognition of the significance of the concentration of heritage resources which make up the cultural heritage landscape that exists in Palermo. To provide a policy framework and justification for conserving the heritage of Palermo both as individual elements and as a whole, it is recommended that an overlay be established in the Official Plan identifying all of Palermo as a Cultural Heritage Landscape.

Designate and add to the Heritage Register

Pro-actively list all potential heritage resources in Palermo and consider them for designation. This is a high priority as potential heritage features which are not listed have no heritage protection against demolition. Potential heritage resources which are not designated do not enjoy protection from demolition, incompatible adjacent development or incompatible alteration as those which are designated.

Signage and Plaques

Consider the installation of special gateway signage street signage and historical plaques to define Palermo as an historical settlement and raise awareness of the historical significance of the community.

1.0 Introduction

In 2008, the Heritage Planning Division of the town initiated an in-house study of the village of Palermo, located at the intersection of Dundas Street West and Old Bronte Road. The purpose of the study was to document and evaluate the heritage character and resources of the village and to propose conservation strategies for conserving the heritage of the community both as individual elements and collectively as a cultural heritage landscape.

A primary focus of the study was the area of Palermo located in the North Oakville West Secondary Plan (Draft) Area. The Palermo Study involved a review of the proposed policies in the North Oakville West Secondary Plan and an assessment of whether these would be adequate to recognize and provide the necessary guidance and tools to support the conservation of the heritage of Palermo, if the study determined that there are resources and landscapes in Palermo that are worthy of conservation.

It was noted, however, that the geographic boundary of Palermo Village is located both north and south of Dundas Street West and that it would be necessary in developing a conservation strategy for Palermo to consider possible mechanisms for conserving and establishing policies and guidelines for the village as a whole.

1.1 Objectives of Study

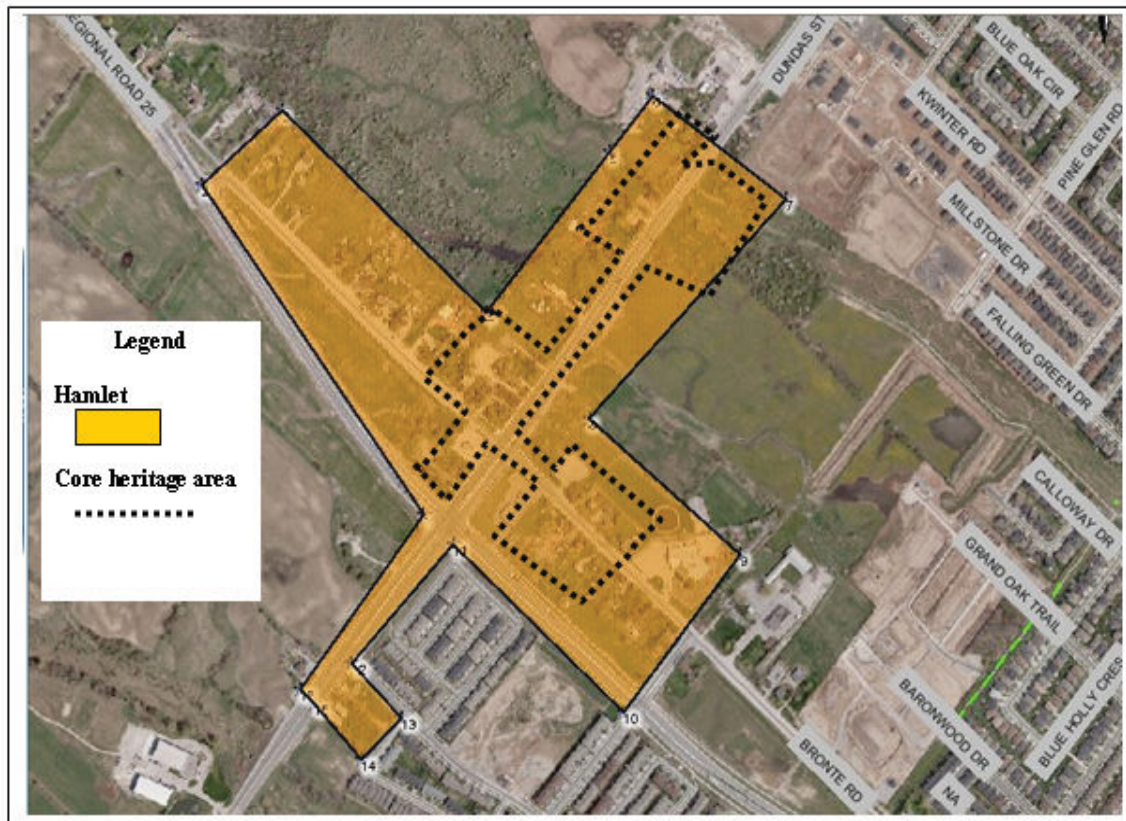
1. The Town of Oakville is a leader in Ontario in stewardship of heritage resources in the community. To date, the largest focus of the heritage conservation program has been in the Old Oakville Community located adjacent to Lake Ontario. There exists, however, considerable heritage resources beyond the historic old Town. The oldest part of the Town of Oakville in terms of modern settlement is the area of northern Oakville in the former Trafalgar Township, which was the first area in Oakville to be opened up for settlement. Established in 1806, some 21 years prior to Oakville, the community of Palermo is actually the oldest urban centre in the present day community of Oakville. With the planning for the lands surrounding the historic village almost complete, the Town of Oakville is considering whether the remaining elements of the historic village of Palermo are worthy of designation under Part V of the *Ontario Heritage Act* as part of a heritage conservation district.
2. The settlement history recorded on Palermo indicates that the first settlers arrived to this area in 1806, followed by the arrival of the

prominent Hagar family, the establishment of the Methodist church and the development of the Palermo Cemetery where the first burial took place in 1813. The Palermo area prospered over time as Dundas Street became a stagecoach route in 1822.

3. Although there are historical landmark buildings such as the Palermo Church and the Hagar family house associated with the historical Palermo village, the area was heavily impacted by road construction and fires from the 1950s onwards.

The purpose of this study is to examine the historical significance of the area for a potential heritage conservation district designation, before more development starts to unfold under the North Oakville West Secondary Plan. This study will also be used to determine if a heritage conservation district designation is merited and if not, what other alternate preservation measures can be implemented.

FIGURE 1

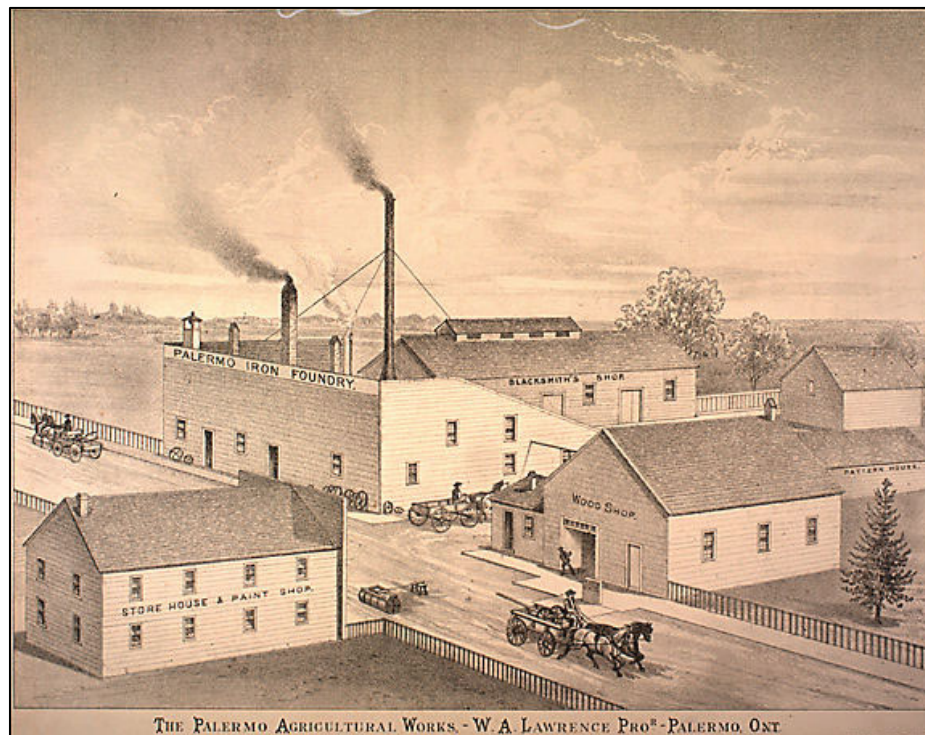
Palermo Village – Historical Boundary and Area of Heritage Resources

Map of Palermo Village showing the historic hamlet settlement area (yellow/shaded). The area within the dotted black line is the area where the majority of significant heritage resources in the hamlet exists. This map illustrates the three clusters of heritage resources that can be found in Palermo. A fourth area of heritage resources is located at the west end of the community and consists of St. Luke's Anglican Church and Cemetery.

2.0 Palermo History

Palermo was once a thriving settlement. The Lawrence Foundry and Agricultural Works was established here in 1842. By the 1870s, Palermo was an important supplier of charcoal to factories and blacksmiths in Hamilton. It also had a wagon shop, blacksmith shop, harness shop, hotel, brick schoolhouse, several churches, telegraph company office and large drill-shed. It was also known for the abundant wildlife in the area, including wolves, bears and deer.

The findings of the study noted that Palermo Village is the oldest remaining settlement in the present day town of Oakville (1806) due to the fact that settlement along the Dundas Street military road from Toronto to Dundas was opened some 20 years prior to the settlements at the ports of Oakville and Bronte. Dundas Street was a major east west transportation route in the 19th century and Palermo prospered both as a stop for travellers and as the centre of the surrounding agricultural area. The passing of Highway 25, which linked Bronte and Milton, through the centre of the village, made Palermo an important junction point for overland travellers in the 19th century. Many of the buildings in the village were constructed during this period of prosperity.



Palermo Agricultural Works, 1878
Source: *Halton County Atlas*, 1877

The emergence of the railway as the primary overland transportation method in the late 19th century stunted the growth of the village. Photographs of the community in the early 20th century show a picturesque rural community, not unlike Unionville in appearance. At this time there were approximately 30 houses in the village along with pioneer industrial and public buildings. Had it remained this way, Palermo would undoubtedly be a destination for tourists in the 21st century. Unfortunately, the location of the community along two provincial highways which instigated its prosperity in the 19th century ushered in its demise beginning in the mid-20th century.

The increase in automobile traffic after the Second World War necessitated the widening of roads and the construction of turning lanes. For Palermo, the widening of Highway 5 and 25 resulted in the need to demolish or relocate a number of community buildings, including the historic general stores. Not long after, the historic Foundry was destroyed by fire, taking away Palermo's most significant landmark. The heart was ripped out of Palermo at this time and it never recovered.

Although the quality of life was diminished and the sense of an intact historic village was compromised, Palermo remained stable from the 1950s through the late 1990s. Imminent development in the area beginning at that time instigated new changes which further eroded the sense of a historic community in Palermo. Highway 5 was widened, further dividing the community between north and south and the Bronte Road By-pass was constructed. Although this had the effect of returning a quiet rural atmosphere to Old Bronte Road, the by-pass resulted in the demolition and depreciation of a number of historic buildings and an elimination of the physical connection between Old Bronte Road north and south of Dundas Street West.

A visual description of Palermo as it exists today is illustrated on Figure 1 (Palermo Streetscapes).

FIGURE 2

Palermo Streetscapes, 2008



Palermo Schoolhouse – Dundas Street West at east end of community
Source: Town of Oakville Planning Services Department



Buck House and Edwardian House – Bronte Road South
Source: Town of Oakville Planning Services Department



Dundas and Bronte Road – A significant concentration of heritage resources
Source: Town of Oakville Planning Services Department



Bronte Road from the southern end of the community
Source: Town of Oakville Planning Services Department

3.0 Heritage Resources

Palermo in 2008 contains **16 historic buildings** in the vicinity of the village core:

3 are designated (plus Palermo Cemetery)
5 are listed and
7 are not listed.

There are a further 4 others located further out from the village core which due to their location cannot be considered urban but contribute to the character of the village. These include St. Luke's Anglican Church (listed) and 3 others (not listed).

The historic buildings in urban Palermo are located in three clusters.

Cluster #1 – is a group of seven buildings located on Old Bronte Road, south of Dundas Street. One of these (The Buck House) is designated and is arguably the most significant home in Palermo three others are listed and a further two are of historical interest but not designated.

Address	Name	Status
2495 Bronte Road	Anson Buck House	Designated
2487 Bronte Road	Edwardian Classicism House	Not Listed
2480 Bronte Road		Register
2477 Bronte Road	Small Cottage	Not Listed
2460 Bronte Road	Gothic Revival House	Register
2467 Bronte Road	L-Shape Victorian House	Register

Cluster #2 – is located at the intersection of Old Bronte Road and Dundas Street West. The buildings in this cluster are located approximately 130m north of the buildings in Cluster 1. Two of these (Palermo United Church and the Switzer House) are designated. A further three, the two Hagar houses (c.1848 and c.1870) and the United Church Rectory, are listed. All but one of these is located in a concentrated grouping on the northeast corner of Old Bronte Road and Dundas Street West. These buildings are collectively the most

significant grouping of structures in the hamlet. Their continued existence, more than any other, defines Palermo as a place of settlement and can be considered a cultural heritage landscape as an important reminder of this historic village.

All (5 in total) are located in the North Oakville West Secondary Plan (Draft) area.

Address	Name	Status
3015 Dundas St	Hagar House (c.1848)	Listed (located west of Old Bronte Road)
2527 Dundas St.	Hagar House (c.1870)	Register
2521 Dundas St.	Palermo United Church	Designated
2507 Dundas St.	Switzer House	Designated
3017 Bronte Rd.	United Church Rectory	Register

Cluster 3 – is located at the eastern end of Palermo along Dundas Street West. It consists of 1 listed building (Palermo Schoolhouse), three buildings of historical interest which are not designated and the Palermo Cemetery on the south side of Dundas Street West which has been recommended for designation. There is also a gambrel barn located in the ORC lands. This cluster is located approximately 190 metres away from Cluster #2.

Apart from 2408 Dundas Street West and the Palermo Cemetery, all (4 in total) are located in the North Oakville West Secondary Plan area.

Address	Description	Status
Dundas Street West	Barn on ORC	Not Listed
2457 Dundas Street W	House	Not Listed
2431 Dundas Street W	Palermo School	Register
2403 Dundas Street W	House and Pond	Not Listed
Dundas Street West	Palermo Cemetery	Designated

Other resources are located further to the north, south and west of the village, including St. Luke's at Palermo Church. These resources contribute to the character of the nearby village, and enhance the approach to the village from the west. However, the significant distance between these and the village core limit the perception of them as part of the core urban area.

Address	Name	Status
3104-3114 Dundas Street West	St. Luke's Anglican Church	Register
3113 Bronte Road	Small cottage	Not Listed
3109 Bronte Road	Small cottage	Not Listed
3195 Bronte Road	Small house removed	Not Listed

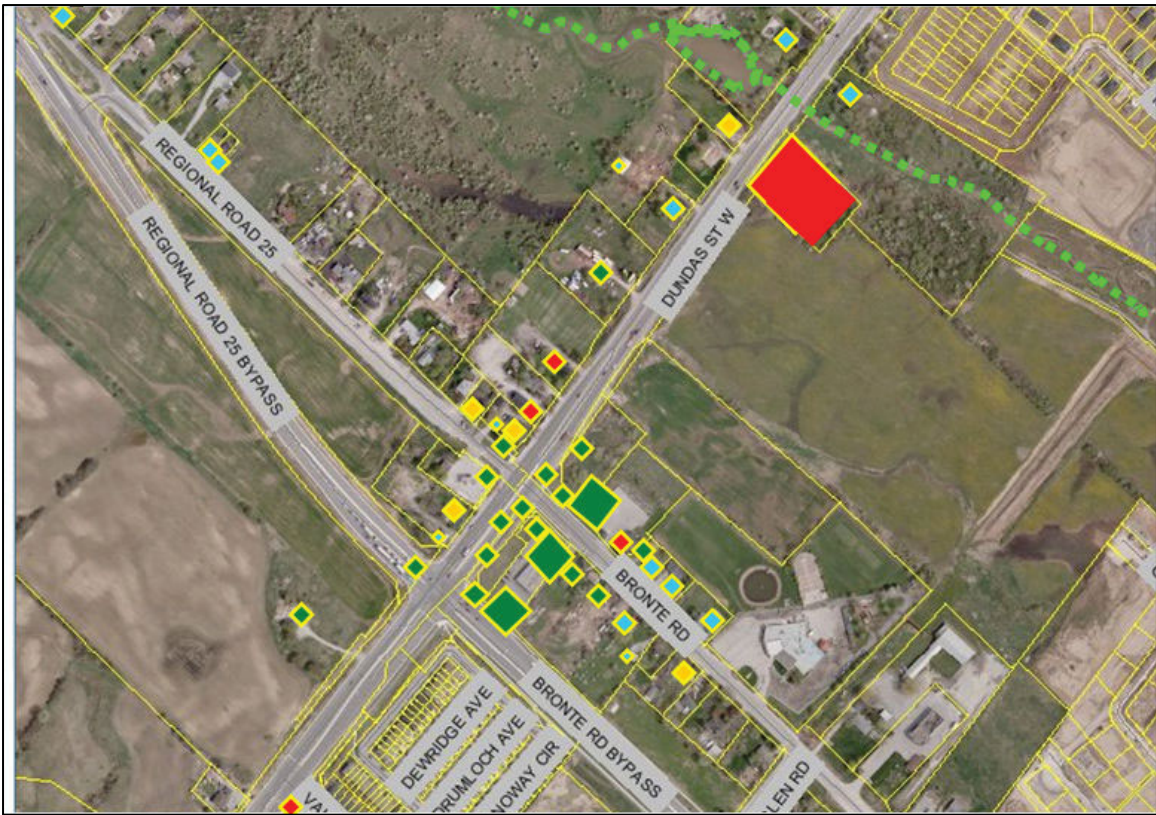
The natural features and rural landscape located on the ORC lands to the north and east of the village including the 14 Mile Creek and pond which contribute to the character of the village.

In addition to houses, buildings and churches, Palermo also has a number of barns of varying sizes which contribute to the rural heritage character of the area.

Further details of Heritage Resources are attached as Appendix G.

FIGURE 3

Palermo Heritage Buildings, pre-1940

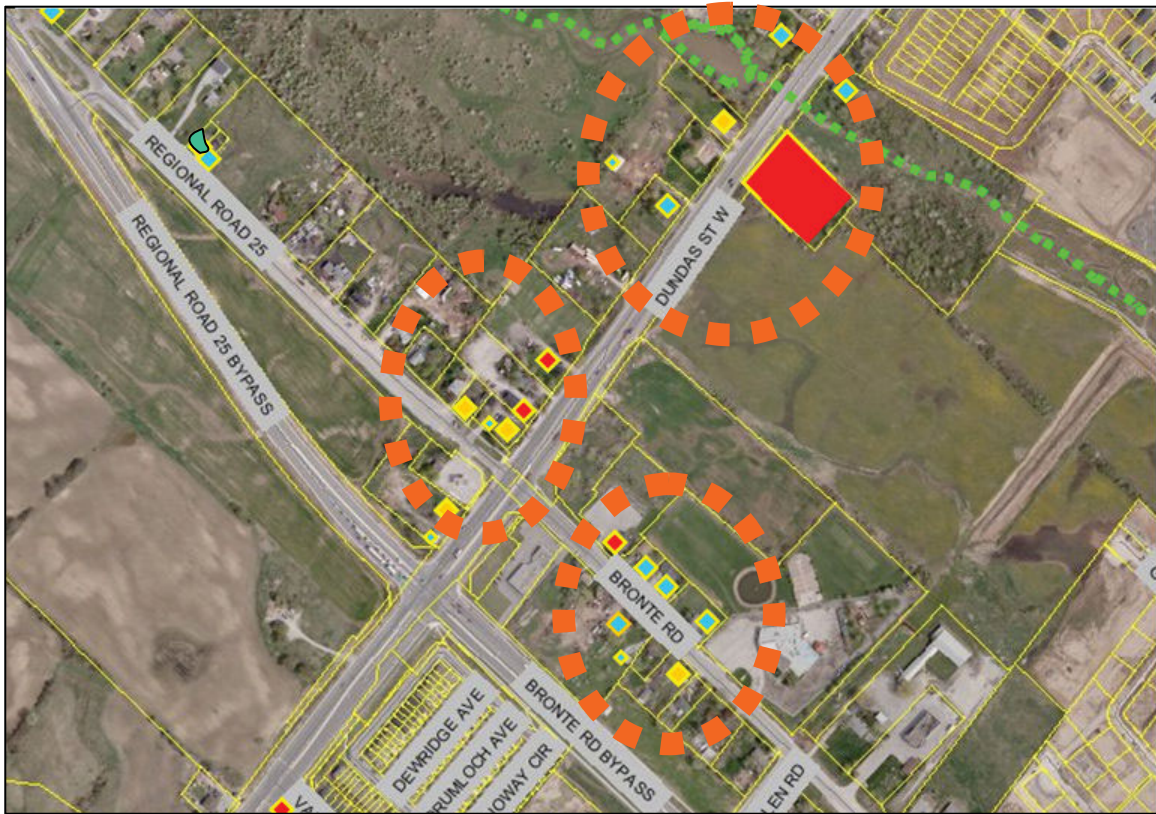


Legend

- ◆ = Designated Heritage Resource
- ◆ = Listed Heritage Resource
- ◆ = Resource of Historical Interest
- ■ ■ = Natural Feature of Interest
- ◆ = Former Building
- ◆ = Historic barn or outbuilding

FIGURE 4

Palermo Heritage Buildings, 2008



Legend

- ◆ = Designated Heritage Resource
- ◆ = Listed Heritage Resource
- ◆ = Resource of Historical Interest
- ◆ = Historic barn or outbuilding
- ◆ = Clusters of resources
- ◆ = Natural Feature of Interest

POTENTIAL HERITAGE RESOURCES IN PALERMO

	Address	Name	Status	Date	Style
1	3104-3114 Dundas St. West	St. Luke's Anglican	Register	1845	Carpenter Gothic
2	3015 Dundas St. West	Jonathan Hagar House	Register	1848	Georgian
3	2527 Dundas St. West	Jonathan Hagar House	Register	1870	Italianate
4	2527 Dundas St. West	Hagar Barn	Not listed	1900	Vernacular
5	2521 Dundas St. West	Palermo United	Designated	1867	Gothic Revival
6	2507 Dundas St. West	Switzer House	Designated	1868	Italianate
7	2408 Dundas St. West	Gambrel Barn	Not listed	1900	Gambrel Barn
8	2457 Dundas St. West		Not listed	c.1825-35	Neo-Classical
9	2431 Dundas St. West	Palermo School	Register	1942	Colonial Revival
10	2403 Dundas St. West	Lawrence House	Not Listed		Neo-Classical
11	Dundas St. West	Palermo Cemetery	Designated	1813	
12	2408 Dundas St. West		Not Listed	1925	Colonial Revival
13	3195 Bronte Road	Mvd from Dundas	Not Listed	c.1860	Georgian
14	3113 Bronte Road		Not Listed	c.1880	Vernacular
15	3109 Bronte Road		Not Listed	c.1880	Vernacular
16	3017 Bronte Road	United Ch. Parsonage	Register	1880	Gothic Revival
17	2496 Bronte Road		Not Listed	c.1950	Victory cottage
18	2495 Bronte Road	Dr.Buck House	Designated	1860	Italianate
19	2488 Bronte Road	Bemjamin Smith House	Demolished 2008	1822	Georgian
20	2487 Bronte Road		Not Listed	1920	Edwardian
21	2480 Bronte Road		Not Listed	c.1890	Gothic Revival
22	2480 Bronte Road	Barn	Not Listed	c.1900	Barn
21	2477 Bronte Road		Not Listed	c.1870	Vernacular
22	2460 Bronte Road	Caleb Smith House	Register	c.1875	Gothic Revival
23	2467 Bronte Road		Not Listed	1913	L-Shape Victorian
24	2444 Bronte Road	Barn	Not Listed	c.1900	Barn
	OTHER HISTORICAL FEATURES OF PALERMO				
	2403 Dundas St. West	Pond – 14 Mile	Not Listed	N/A	Pond - Natural Feature
	Dundas Street West	Historic Village Sidewalks	Not Listed		Urban Remnant

FIGURE 5

Detail of Palermo Village Heritage Buildings at the Northeast Corner of Old Bronte Road and Dundas Street West



4.0 Planning and Policy Context

4.1 Policy Considerations

The Province sets out the following guidance to municipalities in the consideration of development in the Provincial Policy Statement (OPPS) (2005) under the Ontario Planning Act for cultural heritage as:

2.6 Cultural Heritage and Archaeology

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

2.6.3 Development and site alteration may be permitted on adjacent lands to protected heritage property where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved. Mitigative measures and / or alternative development approaches may be required in order to conserve the heritage attributes of the protected heritage property affected by the adjacent development or alteration.

The OPPS defines cultural heritage landscape as.

A defined geographical area of heritage significance which has been modified by human activities. It involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form distinctive from that of its constituent elements or parts. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; and villages, parks, gardens, battlefields, main streets and neighbourhoods, cemeteries, railways and industrial complexes of cultural heritage value.

The OPPS defines built heritage resources as:

One or more significant buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to the community. These resources may be identified through designation or heritage conservation easement under the Ontario Heritage Act, or listed by the local, provincial or federal jurisdictions.

The OPPS defines significance as:

In regard to cultural heritage and archaeology, resources that are valued for the important contribution they make to our understanding of the history of a place, an event or a people.

4.2 Planning Context

The historic Village of Palermo falls within two secondary plan areas, West Oak Trails, established in the 1990s to the south of Dundas Street West, and North Oakville West which is currently in draft form and close to finalization as of October 2008.

Relevant Planning Documents (to be described)

- **Town of Oakville Official Plan**
- **West Oak Trails Secondary Plan**
- **North Oakville West Secondary Plan (Draft)**
- **Region of Halton Official Plan**
- **Town of Oakville Zoning By-law**

5.0 Analysis

The road construction along Dundas Street West and Highway 5 between the 1950s and early 2000s has resulted in a significant erosion of the heritage character of the village of Palermo. From the Unionville-like environment with more than 30 homes that existed in 1950, the village has been reduced to 16 structures of historical interest located in 3 clusters.

Despite the many changes that have occurred in and around the village of Palermo, the remaining 16 structures and surrounding natural environment, a substantial portion of which is to be conserved, continues to present a sense of the historic community of Palermo. The concentration of heritage resources which exists here and the sense of history that they echo combine to present a unique cultural heritage landscape in Oakville which is worthy of conservation.

Through conservation of the existing building stock and appropriately designed infill it may again be possible to create a sense of an active community in the future in Palermo.

A Palermo Heritage Conservation District

The significant loss of heritage resources, changes that have occurred and the distance between the clusters of heritage resources would make the successful establishment of a heritage conservation district in this village which could withstand the likely scrutiny of the Ontario Municipal Board unlikely.

There are, however, other measures that could be implemented to preserve the important cultural heritage aspects of Palermo. These include the following:

Official Plan Recognition

While there is recognition for heritage resources in the Official Plan there is no recognition of the significance of the concentration of heritage resources which make up the cultural heritage landscape that exists in Palermo. To provide a policy framework and justification for conserving the heritage of Palermo both as individual elements and as a whole, it is recommended that an overlay be established in the Official Plan identifying all of Palermo as a Cultural Heritage Landscape. First and foremost, the overlay would a) recognize Palermo as an area of significance in a planning context and b) would define the area of historic Palermo.

Policies could also be established associated with the overlay which provides direction to the conservation of the heritage of Palermo. Potential policies could include:

- 1) Define Palermo as a Cultural Heritage Landscape;
- 2) Encourage pro-active designation of individual heritage resources;
- 3) Encourage compatible infill development;
- 4) Encourage special street sign and gateway signage; and
- 5) Encourage special pedestrian connections between north and south of Dundas Street West.

This could be achieved either through an individual Official Plan Amendment or as part of the overall Official Plan review.

Further description of a heritage overlay is attached as Appendix C.

Secondary Plan Recognition – North Oakville West

While the North Oakville West Secondary Plan includes reference to individual resources, there is no recognition of the significance of the concentration of heritage resources in Palermo as a Cultural Heritage Landscape.

The inclusion of wording in the Official Plan which recognizes Palermo as a Cultural Heritage Landscape and which encourages the conservation of the significant aspects of Palermo would provide an effective framework for ensuring that development proposals for the area consider both the individual and collective value and significance of the heritage resources and the Village of Palermo.

Suggested wording is included in the appendices.

A key area that would need to be examined in the North Oakville West Secondary Plan (Draft) is the encouragement of highest densities at the corner of Dundas Street West and Old Bronte Road. The northeast corner of Old Bronte Road and Dundas Street West contains the most significant concentration of heritage resources in Palermo including the Palermo United Church. The preservation of these resources is critical to the integrity of Palermo as an historic village and cultural heritage landscape. It is important that the policies be adjusted to ensure that the concentration of these heritage resources is a priority in the consideration of development proposals at this corner. This policy does not preclude the achievement of goals of higher density. There are numerous examples across Ontario and in Toronto in particular where higher

densities and heritage resources are able to coexist. In this instance it may mean that the newer higher density development is pushed to the rear rather than being located directly on the northeast corner of Dundas Street West and Old Bronte Road.

Further details of wording enhancements to the North Oakville West Secondary Plan are attached as Appendix B.

Individual Designation / Listing

The research, evaluation and consideration of the worthiness of designation of all potential heritage resources in Palermo with the goal of listing and designating those considered to meet the Provincial Criteria for Cultural Heritage Value would both a) legally protect the heritage resources under the *Ontario Heritage Act* and b) would provide a legal means to ensure that adjacent development protects heritage resources.

Listing on the Register provides limited protection against designation in the event of an application to demolish. Potential heritage resources which are not listed have no protection.

Designation provides permanent protection against demolition.

To be designated, a property must meet at least one of the criteria outlined by the province for determining cultural heritage value or interest. This is as follows:

Ontario Regulation 9/06 made under the *Ontario Heritage Act* Criteria for Determining Cultural Heritage Value or Interest

Criteria

1. The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act.
2. A property may be designated under section 29 of the *Ontario Heritage Act* if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:
 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,
 - ii. displays a high degree of craftsmanship or artistic merit
 - iii. demonstrates a high degree of technical or scientific achievement
 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,
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
 3. The property has contextual value because it,
 - i. is important in defining, maintaining or supporting the character of an area,
 - ii. is physically, functionally, visually or historically linked to its surroundings, or
 - iii. is a landmark.

6.0 Heritage Buildings and New Developments

The integration of heritage resources with medium and high density development projects will not be without its challenges, however, it is achievable. There are numerous examples across Ontario where heritage buildings and new developments have been successfully integrated. The following are some examples.



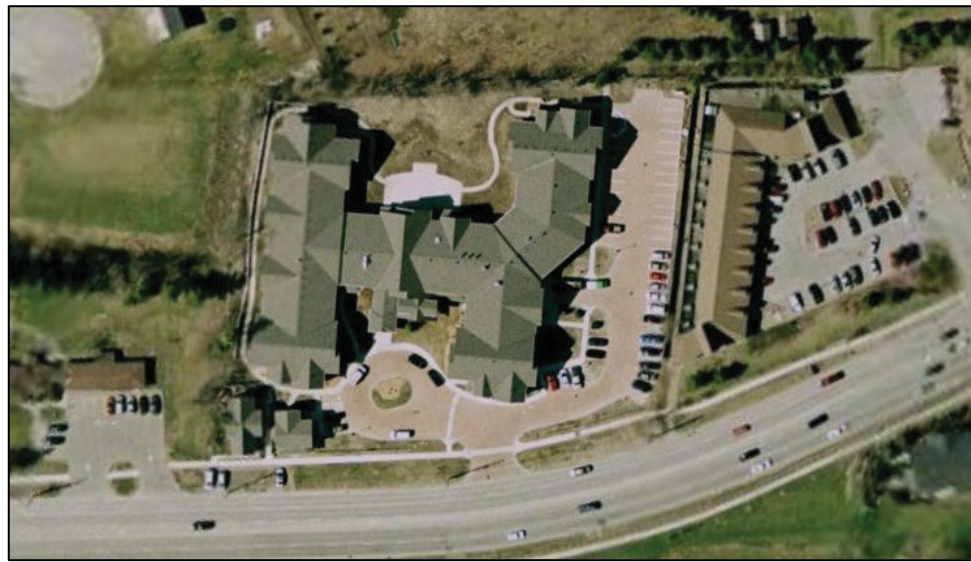
Farmhouse preserved within a residential plan of subdivision in Markham.
Source: Town of Markham Planning Services Department



**Village house preserved in a medium density development
Maple Village, City of Vaughan**
Source: Town of Markham Planning Services Department



Source: Town of Markham Planning Services Department



Source: Town of Markham Planning Services Department

Two farmhouses
preserved within a
seniors development in
Markham.

*Source: Town of
Markham Planning
Services Department*





**Farmhouse preserved and expanded as a daycare facility, Markham.
Source: Town of Markham Planning Services Department**



**Farmhouse preserved as a unit in a medium density development in Markham.
Source: Town of Markham Planning Services Department**

7.0 Old Bronte Road South – A Potential Heritage Main Street

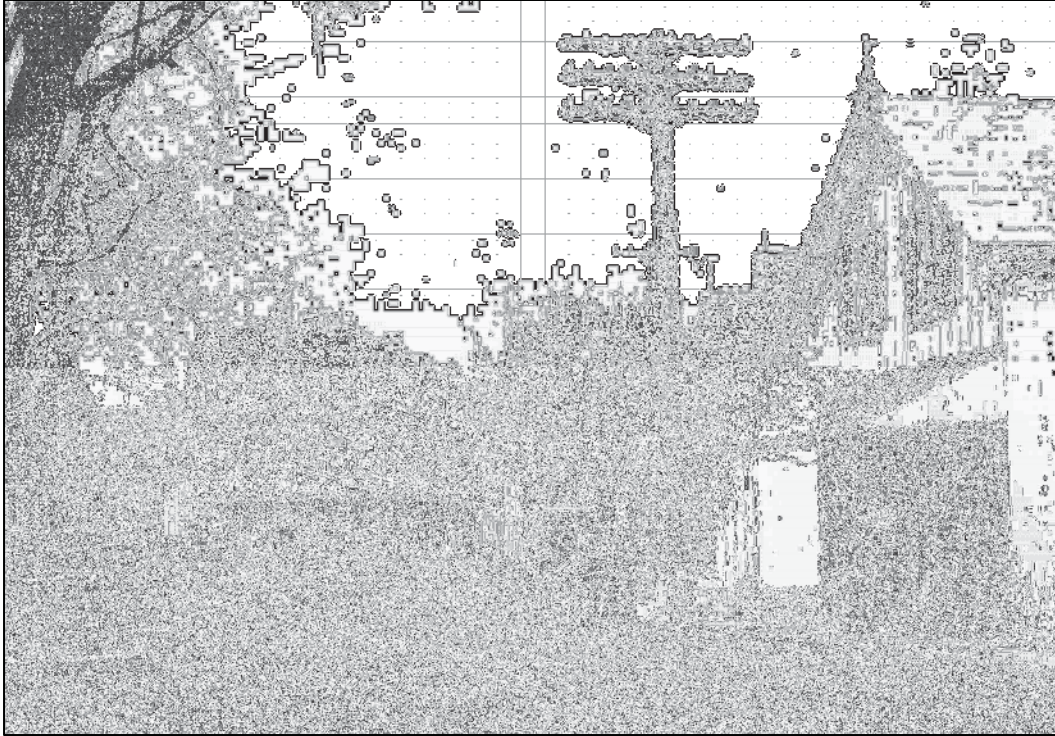
The area of Palermo Village located on Old Bronte Road, south of Dundas Street presents some unique opportunities in terms of heritage conservation and the development of a unique heritage themed urban centre in this area. The area contains six heritage homes running either side of Old Bronte Road, which together form a cultural heritage landscape of a historic residential area of Palermo Village. While for most of its history, Old Bronte Road was a relatively busy thoroughfare, the recent construction of a by-pass around Old Bronte Road has decreased the intensity of traffic significantly. This reduction in traffic could increase opportunities for creation of an active pedestrian street and potentially facilitate the achievement of a narrower road with and a larger pedestrian area. The potential improvement of the road and sidewalk infrastructure, along with restored heritage buildings in an adaptive reuse could be conducive to the creation of a heritage village main street theme, not unlike Main Street Unionville.

Main Street Unionville is a successfully restored village like Main Street where historic commercial buildings and converted residential buildings sit alongside a pedestrian friendly roadway which like Bronte Road was previously busy, but in the early 1980s was bypassed to divert through traffic around the village. Main Street Unionville has attracted compatible infill development and has also encouraged the relocation of threatened heritage resources from elsewhere in the community to reinforce the heritage character of the area. Old Bronte Road, south of Dundas Street has the potential to be this type of street, with heritage buildings preserved, and adapted to new uses. This area could be a destination for relocated threatened buildings from the surrounding area and could also attract compatible infill development which reinforced the village character. In Unionville, for example a major commercial development was constructed in the centre of the village which took architectural cues from a former mill. Although a new building, the commercial complex is perceived as part of Main Street Unionville and reinforces the special heritage character of the street.

Bronte Road South – Heritage Resources



-  = Designated
-  = Register
-  = Historical Interest



Main Street Unionville circa 1900.
Source: Town of Markham



Palermo commercial buildings circa 1900.
Source: Trafalgar Township Historical Society



**Unionville prior to construction of a Kennedy Road bypass.
Source: Town of Markham**



**Main Street Unionville present day.
Source: Town of Markham Planning Services Department**



**Unionville – Residential buildings converted to new uses – pedestrian friendly.
Sidewalks widened, street trees planted.
Source: Town of Markham Planning Services Department**



**Palermo Village south of Dundas Street.
Source: Town of Oakville Planning Services Department**



Compatible Infill Development Models inspired by former Unionville Planing Mill.
Source: Town of Markham



Former Palermo Agricultural Works.
Source: Trafalgar Township Historical Society



**Converted Edwardian Era residential building in Unionville – contributes to the creation of a vibrant Main Street.
Source: Town of Markham**



**Edwardian Era building with similar architectural features in Palermo.
Source: Town of Oakville Planning Services Department**



**Infill commercial building on Main Street Unionville.
Source: Town of Markham**



**Former residential building converted to a coffee shop –
Main Street Unionville.
Source: Town of Markham**



**Previously threatened farmhouse relocated to Main Street Unionville to reinforce the heritage character of Main Street – Mixed Use.
Source: Town of Markham**



**House converted to an Art Gallery – Main Street Unionville.
Source: Town of Markham**

Heritage Buildings Restored – Before and After

A number of Heritage Buildings in Palermo may require certain amounts of restoration in the event that they were to be preserved as a feature of a new development. The following are examples of heritage buildings similar to those in Palermo which have been restored and expanded for figures comparable with construction of a new building.



Source: Town of Markham

8.0 Conclusions

Based on the historical, architectural and cultural landscape assessment of the vicinity of the community of Palermo which was conducted as part of this study, a number of cultural heritage resources have been identified in the vicinity of the village, some of which have not been identified in the Oakville Register of Heritage Properties. All of the cultural resources existed during the peak period of the village in the inter-war years. Most of these resources are in excess of 100 years of age.

The study concludes that Palermo Village is a cultural heritage landscape according to the definition outlined in the Provincial Policy Statement (2005) which is:

a defined geographical area of heritage significance which has been modified by human activities. It involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form distinctive from that of its constituent elements or parts.

The cultural heritage landscape of Palermo and the individual elements of the village are considered to be significant in accordance with the definition outlined in the Provincial Policy Statement which is:

Valued for the important contribution they make to our understanding of the history of a place, an event or a people.

The study finds that while Palermo has changed, the remaining elements of Palermo are very important in enhancing our understanding of the history of the Town of Oakville and Halton Region. The village remains the most intact and most significant inland heritage community in modern day Oakville. It is important to link the south and the north sides of Dundas Street West for any conservation strategy. Both sides of Dundas Street West form a collective heritage unit which is the cultural heritage landscape of Palermo Village.

The direction towards higher densities in the Palermo hamlet as outlined in the North Oakville West Secondary Plan (Draft) could, without a clearly defined planning strategy which takes into account heritage features and the significance of the community as a whole, lead to conflicting expectations among stakeholders over the conservation of heritage resources and the implementation of the planning goals.

This is of greatest urgency north of Dundas Street West at Old Bronte Road where some of the most significant heritage resources in Palermo exist. The corner area is also an area where the highest densities would be pursued. It is noted that while the resources have significance as individual elements, their significance is considerably enhanced by their grouping and their existence on their original sites which provide a benchmark to the historical extent of the village of Palermo.

Palermo is a cultural heritage landscape that is worthy of preservation. A heritage conservation district may be possible in some form, but it is not as obvious as it is in other areas like Old Oakville. If Part V of the *Ontario Heritage Act* is to be used, it could potentially be a very small district consisting of Palermo Cemetery and the Palermo Schoolhouse, which would help give the entire area a greater sense of heritage status.

A heritage conservation district study could be difficult, particularly as a number of the owners of properties with buildings that are listed on the heritage register have applied for delisting. This provides a strong indication of the lack of interest in heritage conservation district designation by the existing property owners. It is very difficult to achieve a heritage conservation district study without the cooperation of property owners.

Heritage and development can, however, work together. There are numerous examples across Canada and around the world of higher density developments and heritage resources co-existing. Indeed, the marriage of heritage and development typically leads to more interesting new developments. It is important to note that the actual footprint of the heritage resources in Palermo is relatively small, therefore a similar blending of heritage and development could exist in Palermo without compromising density targets.

As an alternative to a heritage conservation district, the establishment of an heritage overlay in the Official Plan would provide some direction towards conservation without being perceived as a strong threat to stakeholder's interests. A second area of action would be to make minor revisions to the North Oakville West Secondary Plan to provide recognition of the heritage of Palermo and a policy framework for its conservation.

One of the dangers in achieving a viable heritage conservation strategy in Palermo is the timing of development. Some of the buildings in Palermo are possibly a few years away from needing substantial repair. If development does not proceed in the short term, some of these resources could deteriorate significantly.

9.0 Recommendations

- 1) Replace the Special Policy Provisions in the North Oakville West Secondary Plan(Draft) and Official Plan to include the following:
 - Recognize the cultural heritage landscape of Palermo in policy and map form.
 - Encourage the conservation of the heritage of Palermo.
 - Encourage development which is compatible with the historic context and buildings of Palermo.
 - Encourage the designation of heritage resources in Palermo.
 - Resolve the conflict between the projection for highest densities at the northeast corner of Old Bronte Road and Dundas Street West and the four buildings that represent the most significant concentration of heritage resources in Palermo. It is critical that these four buildings be preserved and remain on their original sites as a grouping.
 - Recognize the cultural heritage landscape of Palermo.
 - Define the area of heritage significance of Palermo in the form of a map.
 - Encourage the conservation of the heritage of Palermo.
 - Encourage the designation of heritage resources in Palermo.
 - Establish policies which support heritage conservation and appropriate infill design in Palermo.

- 2) Designate and Add to the Register
 - Pro-actively research and consider for designation and inclusion in the heritage register all potential individual heritage resources in Palermo.
 - The inclusion of potential heritage resources in the heritage register is a high priority. It should be done pro-actively to provide protection for resources based on potential heritage interest, as without listing on the register, there is no way of protecting a resource from a threat to demolish. Listing and designation also add to the status of the heritage resources when development proposals are considered which gives the municipality stronger tools to protect them. Subsequent evaluation should take place for each new resource added to the register to determine whether conservation should be required.

APPENDIX A

Palermo Yesterday and Today Images



Palermo United Church – Note the Steeple
Source: Trafalgar Township Historical Society



Source: Town of Oakville Planning Services Department



Palermo looking south from Dundas Street 1900.
Source: Trafalgar Township Historical Society



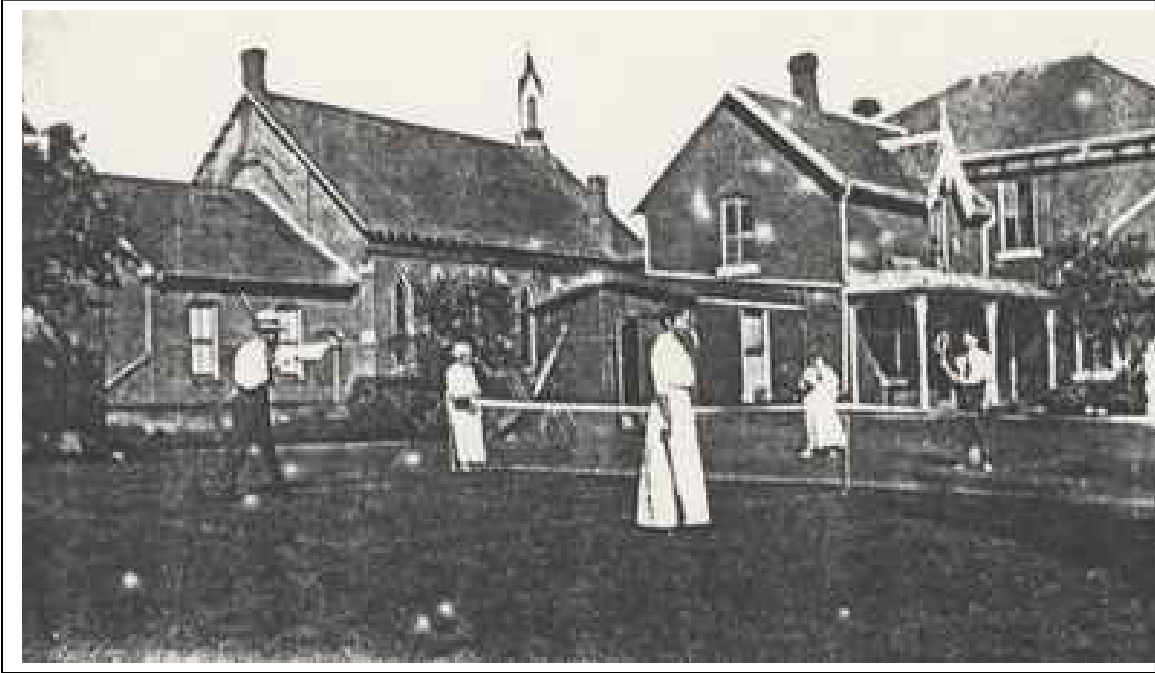
Source: Town of Oakville Planning Services Department



Palermo School House 1940s and 2008.
Source: Trafalgar Township Historical Society



Source: Town of Oakville Planning Services Department



Third Hagar Home with United Church in background c.1900

Source: Trafalgar Township Historical Society



Source: Town of Oakville Planning Services Department



Third Hagar Home with General Store in the foreground 1900
Source: Trafalgar Township Historical Society



Source: Town of Oakville Planning Services Department



Jonathan Hagar House built c.1848, as seen in 1880s.
Source: Hagar Family



Source: Town of Oakville Planning Services Department



House being relocated from south side of Dundas Street West in 1950.
Source: Trafalgar Township Historical Society



Source: Town of Oakville Planning Services Department



Palermo United Church Parsonage
Source: Palermo United Church



Source: Town of Oakville Planning Services Department



**Jacob Lawrence House c.1980 – Doorway was removed in 1992 as designation was being considered.
Source: *The Governor's Road***



Source: Town of Oakville Planning Services Department



Source: Town of Oakville Planning Services Department



Source: Town of Oakville Planning Services Department



Dr. Anson Buck House
Source: Trafalgar Township Historical Society



Source: Town of Oakville Planning Services Department

APPENDIX B

North Oakville West Secondary Plan Commentary

In the North Oakville West Secondary Plan there really is little recognition at this point of Palermo Village as a heritage feature or cultural heritage landscape in itself. Individual heritage resources are mentioned but there is little in the way of identifying and conserving the character of this significant historic settlement.

As an interim measure, it is recommended that certain wording be included in the North Oakville West Secondary Plan to recognize and provide a policy framework for conserving the heritage of the historic settlement.

The following are suggested wording to be included in the North Oakville West Secondary Plan to recognize and conserve Palermo:

- The Village of Palermo is an historical urban centre and may also be considered for designation as a heritage conservation district or alternate conservation strategy.
- Encourage the integration of compatible new development within cultural heritage landscapes such as the historic settlement of Palermo.
- Gateway features in the vicinity of the historic settlement of Palermo should, where feasible, recognize and reinforce the historical character of the community.
- The design of this node, Old Bronte Road and the Palermo Village North Core Area should strengthen this link and ensure a strong relationship to the Palermo Village Community Centre south of Dundas Street West and the reestablishment of the perception of the historic settlement of Palermo as a single cultural heritage landscape both north and south of Dundas Street West.

APPENDIX C

Heritage Overlay for Palermo in Official Plan

As an alternative, I would recommend a heritage overlay in the Official Plan be created to recognize Palermo Village as an entity, and establish policies which encourage conservation and designation. Ottawa has a heritage overlay in its OP in parts of its historic neighborhoods. It could be a "Special Policy Area" though in this case a "Heritage Special Policy Area". This sort of approach could give the area a sense of special heritage status which the town could use to encourage development that is respectful of the existing heritage resources.

In Aurora, the Town has implemented an "Area of Heritage Resources" defined in the Official Plan. Something similar like "Palermo Area of Heritage Resources" could be established here, and take in an even broader area such as St. Luke's at Palermo Church. Policies in the OP overlay could:

- I. Encourage the pro-active use of the *Ontario Heritage Act* (part IV) and additions to the Register to protect the heritage features of Palermo.
- II. Provide guidance with heritage conservation and also support the establishment of special heritage and design guidelines for Palermo to guide infill development and encourage heritage conservation and integration of heritage resources in new developments.
- III. Provide guidance with respect to the relocation of heritage buildings - e.g. the relocation of certain heritage resources to facilitate achievement of the development objectives in the north plan may be permitted in certain circumstances subject to a viable alternate location being acquired within the hamlet (e.g. south of Dundas) for the house to be relocated to and restored.
- IV. Provide goals and objectives with respect to entry signage and other measures which could facilitate a partial reconnection of the spread out heritage elements in the community.
- V. The development of alternate conservation policies for the hamlet could be included (e.g. concentrating heritage resources on Bronte Road South could be considered). If this is going to happen, however, it is not going to happen voluntarily. If Council determines that Palermo is worthy of significant efforts to conserve it, it may be advisable to temporarily acquire lots on Old Bronte Road South as a sort of Palermo heritage subdivision to which genuinely threatened heritage resources could be relocated to and restored. This stretch of road has the potential to provide a historic main street feel and

serve as an amenity for northwest Oakville residents, much as Unionville Village does in Markham.

APPENDIX D

Lost Palermo Buildings

	Name	Location	Status	Date of Loss
1	Palermo General Store	Southeast corner of Dundas and Bronte		1950s
2	Palermo Store	Northeast corner of Dundas and Bronte		1950s
3	Palermo Drill Shed	East side of Bronte north of Dundas		
4	Palermo Hall	West side of Bronte south of Dundas		1972
5	Lawrence Agricultural Works	East and west sides of Bronte south of Dundas		1950s
6	Thompson Hotel	West side of Bronte north of Dundas		1930s
7	Hagar Homestead	North Side of Dundas west of Bronte		1920s
8	L-Shape Victorian	Southwest corner of Dundas and Bronte	Moved westward then demolished for by-pass	2000s
9	Georgian 2-storey	South of 1495 Bronte Road		1960s
10	Gothic Revival	South side of Dundas west of Bronte (2514)		1990s
11	Implement Store	South side of Dundas west of Bronte		1960s
12	Georgian Cottage	South side of Dundas east of Bronte	Relocated in 1950s to north end of village	1950s – Still Exists
13	Benjamin Smith House	West side of Bronte south of Dundas	Collapsed in 2007	2007
14	Edwardian Frame House	East of Palermo United Church		
15	Georgian cottage	Bronte south of Dundas		1970s
16	Original Schoolhouse	North side of Dundas east of Bronte		1940s

1) Palermo General Store



Palermo General Store when operated by James Dobson
Source: *Trafalgar Township Historical Society*



Miss Lucy Fox and Ether Popplewell at the Palermo General Store
Source: *Trafalgar Township Historical Society*



Main Street of Palermo with the Palermo General Store, c.1934
Source: Trafalgar Township Historical Society



Palermo General Store when operated by R.B. McGill, 1930s.
Source: Trafalgar Township Historical Society

2) Palermo Store/Tea Shop/Barber Shop

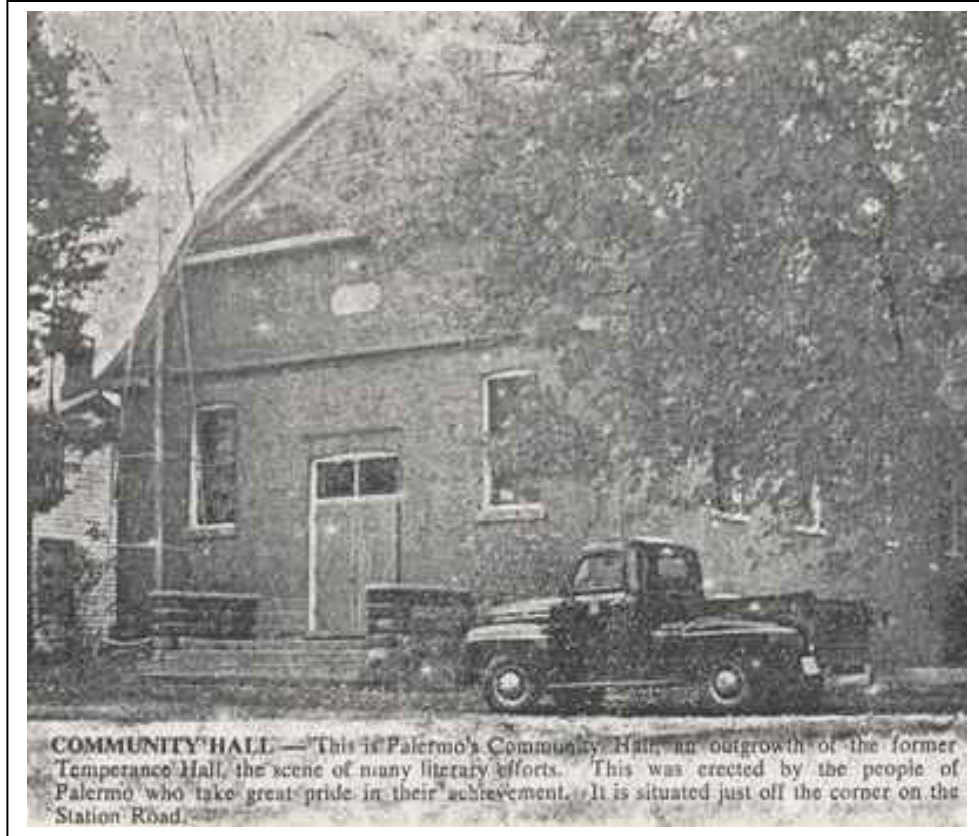


Palermo Store with wife of grocer and owner W.P. Sargent
Source: Trafalgar Township Historical Society



Palermo Store
Source: Trafalgar Township Historical Society

3) Palermo Hall



Source: Trafalgar Township Historical Society



Source: Trafalgar Township Historical Society

4) Lawrence Foundry – Palermo Agricultural Works



Source: Trafalgar Township Historical Society

5) Thompson Hotel - Palermo



Source: Trafalgar Township Historical Society



Source: Trafalgar Township Historical Society

6) Hagar Homestead



Source: Trafalgar Township Historical Society



Source: Trafalgar Township Historical Society

7) House at Southwest Corner



Source: Trafalgar Township Historical Society



Source: Trafalgar Township Historical Society

10) Farming Implement Store



Source: Trafalgar Township Historical Society



11) Schoolhouse SS. No. 2



Palermo School during the 1930s. The teacher is Mima Bullock.
Source: Trafalgar Township Historical Society

APPENDIX E

Palermo Cemetery

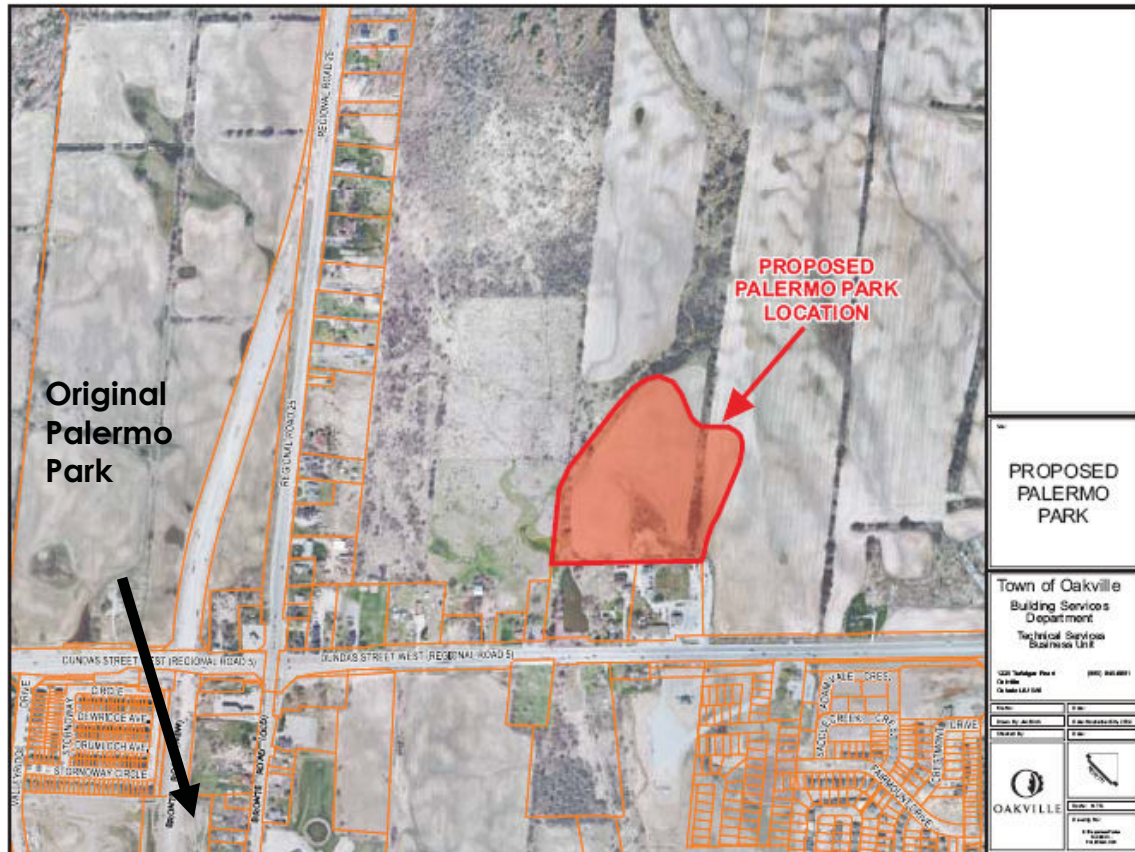


Source: Town of Oakville Planning Services Department



APPENDIX F

Palermo Park



Palermo Park

The former Palermo Park located south of Dundas Street West was a major community focal point in the Palermo community until it was removed to make way for the Bronte Road By-pass. The Town's Parks and Open Space Department is returning to this community focal point when it will construct and build a new Palermo Park within the North Oakville lands. The realignment of Bronte Road (Regional Road 25) affected the previous location of Palermo Park and the Town had committed to replacing this park facility.

The proposed Palermo Park will be constructed in two phases:

1. Phase One: Plan to include two baseball/softball diamonds, playground, parking facilities, landscaping, walking trails and a temporary leash free zone.

2. Phase Two: May include an additional sportsfield, splash pad, washroom/change pavilion and further landscaping.

The Town will be tendering and commencing construction of Phase One in early summer 2008, with completion projected for fall 2008. The 7.2-hectare (17.7-acre) park is part of the 40-hectare (100-acre) land transfer from the province via the Ontario Realty Corporation.

The New Palermo Park is to include a gazebo and plaques commemorating the history of the village. The gazebo and plaque are a realization of a nearly 40 year old goal of the citizens of Palermo who upon the removal of Palermo Hall in the early 1970s donated \$8,000 to the Town of Oakville in the 1970s for a gazebo with plaques to be erected in Palermo Park.

APPENDIX G

Palermo Inventory of Heritage Resources

Attached are property sheets for properties of potential heritage interest in the village of Palermo. The list includes properties which are:

- Designated under the *Ontario Heritage Act*
- Listed on the Oakville Heritage Register
- Of potential heritage interest
- Natural features of interest
- Outbuildings of heritage interest

No formal evaluation of heritage resources has been undertaken, however it is recognized that each of the features noted contribute to the heritage character of Palermo Village as a cultural heritage landscape. These features are reminders of the village as it was at its peak in the years immediately before and after the Second World War, prior to the construction of major road works through the community in the 1950s.

PALERMO INVENTORY OF HERITAGE RESOURCES

S I T E	ADDRESS: 2460 Bronte Road	
	<u>LEGAL DESCRIPTION:</u>	PT LT 31, CON 1 TRAFALGAR, SOUTH OF DUNDAS STREET , AS IN 309194 ; OAKVILLE/TRAFALGAR
S T A T U S	PRESENT USE: Residence	ORIGINAL USE: Residence
	HERITAGE DESIGNATION: Not Designated	Oakville Register of Heritage Properties
	OFFICIAL PLAN: Mixed Use 1 (Res .Density:100-185 u.p.s.h) Palermo Village Centre-	ZONING: Special Provision 22T



PALERMO INVENTORY OF HERITAGE RESOURCES

A ADDRESS: 2460 Bronte Road
R CONSTRUCTION DATE: c1875 STYLE: Gothic Revival
C BUILDER:

GENERAL DESCRIPTION:

H PLAN: STOREYS: 2 BAYS: 3
I FOUNDATION MATERIAL: Stone foundation covered with concrete
T EXTERIOR WALL MATERIAL: Vinyl cladding with wood cladding likely underneath
E ROOF TYPE: Side gable with front dormer
C WINDOWS: 1/1 and 4/1 wood windows with aluminum storms
T ENTRANCE: Front enclosed porch

UNIQUE FEATURES:

C CHIMNEY (S):
T DORMERS:
U ROOF TRIM: Decorative bargeboarding
R WINDOW TRIM:
E SPECIAL WINDOWS: Windows with trellis pattern glazing on front portico; gothic attic windows with unique muntin bar design
DOOR TRIM: Decorative wood
PORCH/VERANDAH: Front portico with decorative brackets and trim, decorative door with double windows, and windows with pattern glazing
OTHER:

PALERMO INVENTORY OF HERITAGE RESOURCES

- Caleb Smith built this house around 1875.



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Photo taken in 1991.

PALERMO INVENTORY OF HERITAGE RESOURCES

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ADDRESS: 2467 Bronte Road

LEGAL DESCRIPTION: PT LT 30, CON 1 TRAF SDS, AS IN 784679; OAKVILLE.

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PRESENT USE: Residence

ORIGINAL USE: Residence

HERITAGE DESIGNATION: Not Designated

Not Listed

OFFICIAL PLAN: Mixed Use 1
(Res .Density:100-185 u.p.s.h)
Palermo Village Centre-

ZONING: A - Agricultural

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PALERMO INVENTORY OF HERITAGE RESOURCES

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ADDRESS: 2477 Bronte Road

LEGAL DESCRIPTION: PT LT 30, CON 1 TRAF SDS, PT 2 20R7258 & AS IN 511802;
OAKVILLE..

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PRESENT USE: Residence

ORIGINAL USE: Residence

HERITAGE DESIGNATION: Not Designated

Not Listed

OFFICIAL PLAN: Mixed Use 1
(Res .Density:100-185 u.p.s.h)
Palermo Village Centre-

ZONING: Special Provision 353 Hogeveen
Light Industrial, one duplex dwell.

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PALERMO INVENTORY OF HERITAGE RESOURCES

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ADDRESS: 2477 Bronte Road
CONSTRUCTION DATE: c.1870
BUILDER:

STYLE: Ontario Cottage Vernacular

GENERAL DESCRIPTION:

PLAN: STOREYS: 2 BAYS: 3
FOUNDATION MATERIAL:
EXTERIOR WALL MATERIAL: Vinyl siding with wood cladding likely underneath
ROOF TYPE: Side gable with modern front dormer
WINDOWS: 1/1 aluminum windows
ENTRANCE: Enclosed front porch

UNIQUE FEATURES:

CHIMNEY (S):
DORMERS: Modern front dormer
ROOF TRIM: Eave returns
WINDOW TRIM:
SPECIAL WINDOWS:
DOOR TRIM:
PORCH/VERANDAH: Modern enclosed front porch
OTHER:

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Early 1970s.
Taken from the south.

PALERMO INVENTORY OF HERITAGE RESOURCES

S I T E	ADDRESS: 2480 Bronte Road	
	<u>LEGAL DESCRIPTION:</u>	PT LT 31, CON 1 TRAFALGAR, SOUTH OF DUNDAS STREET , AS IN 105435, 491647 (SECONDLY & THIRDLY DESCRIBED) ; S/T DEBTS,
S T A T U S	PRESENT USE: Residence	ORIGINAL USE: Residence
	HERITAGE DESIGNATION: Not Designated	Not Listed
	OFFICIAL PLAN: Mixed Use 1 (Res .Density:100-185 u.p.s.h) Palermo Village Centre-	ZONING: A - Agricultural



PALERMO INVENTORY OF HERITAGE RESOURCES

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ADDRESS: 2480 Bronte Road
CONSTRUCTION DATE: c. 1890
BUILDER:
STYLE: L-Shaped Victorian

GENERAL DESCRIPTION:

PLAN: L-shape STOREYS: 2 BAYS: 2
FOUNDATION MATERIAL: Concrete block, possibly stone underneath
EXTERIOR WALL MATERIAL: Red brick and wood cladding
ROOF TYPE: Cross-gabled
WINDOWS: 2/2 wood windows and 1/1 aluminum windows
ENTRANCE: Front porch

UNIQUE FEATURES:

CHIMNEY (S): One central chimney
DORMERS: One front dormer
ROOF TRIM: Wood cornice
WINDOW TRIM: Wood trim
SPECIAL WINDOWS: Front bay window
DOOR TRIM: Wood trim
PORCH/VERANDAH: Front porch with brick and wood columns and wood railing
OTHER: Shingles on dormers and front gable

- Known as John Lee's house.

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Photo taken 1969.

PALERMO INVENTORY OF HERITAGE RESOURCES

S I T E	ADDRESS: 2487 Bronte Road LEGAL DESCRIPTION: PT LT 30, CON 1 TRAF SDS, PT 2 20R7258 & AS IN 511802; OAKVILLE.	
S T A T U S	PRESENT USE: Residence HERITAGE DESIGNATION: Not Designated OFFICIAL PLAN: Mixed Use 1 (Res .Density:100-185 u.p.s.h) Palermo Village Centre-	ORIGINAL USE: Residence Not Listed ZONING: Special Provision 216 AJ Winther Restaurant

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PALERMO INVENTORY OF HERITAGE RESOURCES

A ADDRESS: 2487 Bronte Road
R CONSTRUCTION DATE: 1920 STYLE: Edwardian
C BUILDER:

GENERAL DESCRIPTION:

H PLAN: Four Square STOREYS: 2 ½ BAYS: 2
I FOUNDATION MATERIAL: Concrete
T EXTERIOR WALL MATERIAL: Brick
E ROOF TYPE: Hipped with front dormer
C WINDOWS: 1/1 wood windows
T ENTRANCE: Front porch

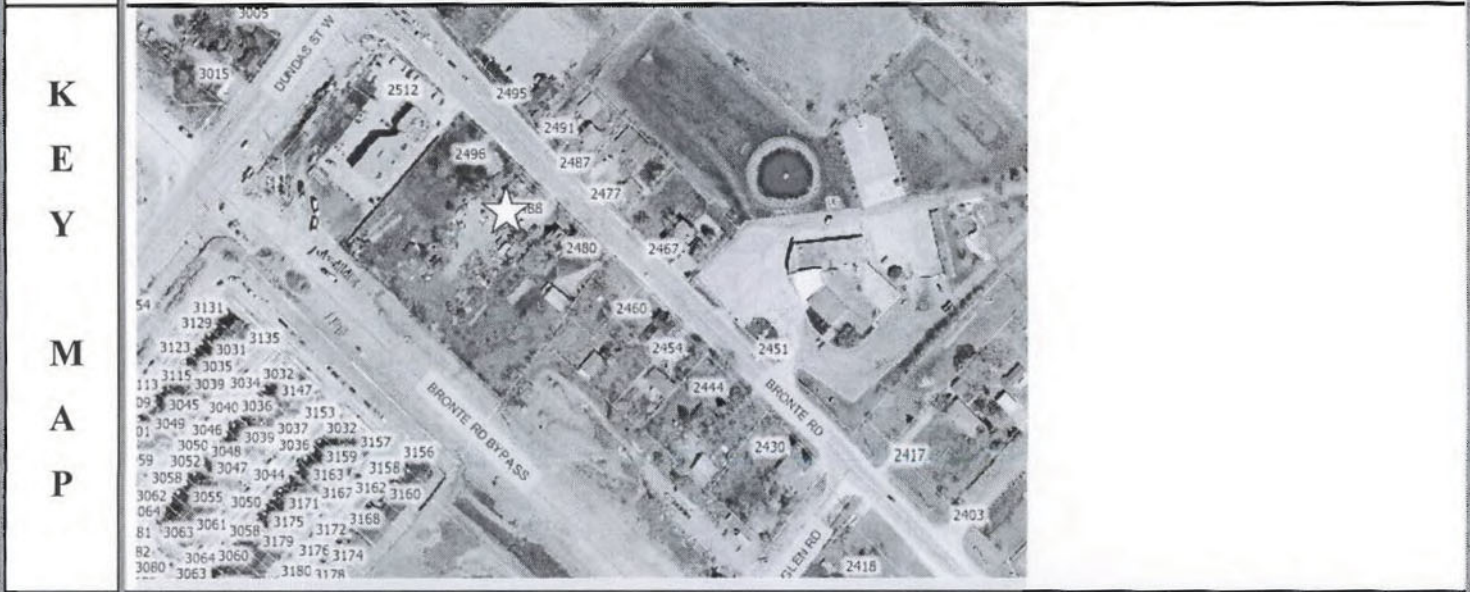
UNIQUE FEATURES:

C CHIMNEY (S): Rear chimney
T DORMERS: Front dormer
U ROOF TRIM: Wood cornice
R WINDOW TRIM: Wood trim, stone lintels and brick voussoirs
E SPECIAL WINDOWS:
DOOR TRIM: Wood trim
PORCH/VERANDAH: Front porch with brick and wood columns and wood railing
OTHER:

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PALERMO INVENTORY OF HERITAGE RESOURCES

S I T E	ADDRESS: 2488 Bronte Road LEGAL DESCRIPTION: PT LT 31, CON 1 TRAFALGAR, SOUTH OF DUNDAS STREET , AS IN 105435, 491647 (SECONDLY & THIRDLY DESCRIBED) ; S/T DEBTS,	
S T A T U S	PRESENT USE: Residence HERITAGE DESIGNATION: Not Designated OFFICIAL PLAN: Mixed Use 1 (Res .Density:100-185 u.p.s.h) Palermo Village Centre-	ORIGINAL USE: Residence Oakville Register of Heritage Properties (Collapsed to be demolished) ZONING: A - Agricultural



PALERMO INVENTORY OF HERITAGE RESOURCES

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ADDRESS: 2488 Bronte Road

CONSTRUCTION DATE: 1822

STYLE: Georgian

BUILDER:

GENERAL DESCRIPTION:

PLAN: STOREYS: 2 BAYS: 3

FOUNDATION MATERIAL: Stone

EXTERIOR WALL MATERIAL: Clapboard siding with insulbrick

ROOF TYPE: Side gable

WINDOWS:

ENTRANCE:

UNIQUE FEATURES:

CHIMNEY (S):

DORMERS:

ROOF TRIM:

WINDOW TRIM:

SPECIAL WINDOWS:

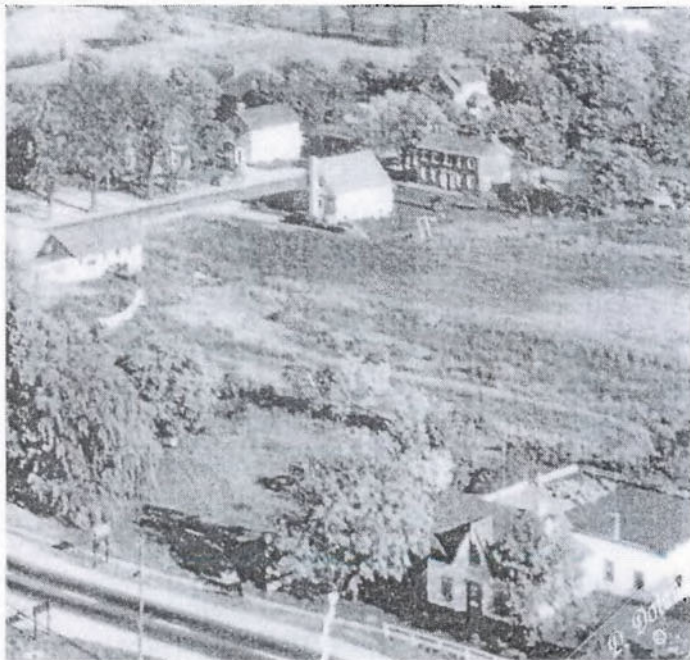
DOOR TRIM: Decorative wood side transoms; decorative transom over door

PORCH/VERANDAH:

OTHER:

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- This property was granted to Benjamin Smith, a carriage maker, in 1806.
- This house was built by Benjamin Smith in 1822 and is the oldest house on record in the village of Palermo. It is also one of the oldest buildings recorded in Oakville and Halton.
- Smith lived in the house until 1831 when he sold it to Colin C. Ferrie. It's possible that Ferrie was also a carriage maker as the building was listed as having a carriage making business in the 1840s.
- The house has slowly deteriorated over the years and finally collapsed in the past year.



Aerial view of Palermo c.1959 with the Benjamin House being the dark frame house in the top right-hand corner.



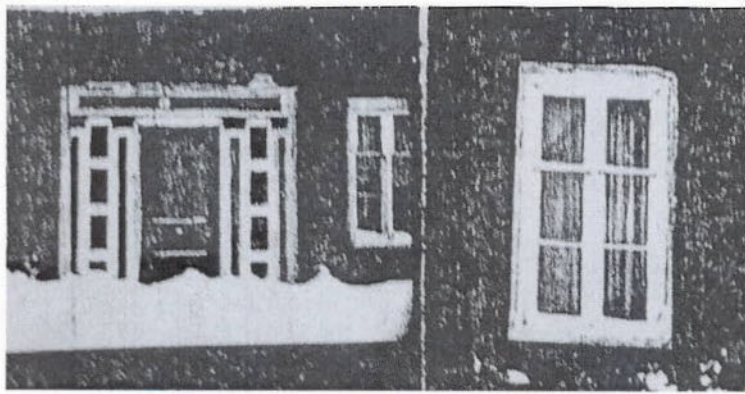
West wall of house and addition, 1962.



Photo taken from the south, c.1971.



View of front elevation. Date unknown.



Detail of front door and windows, taken in the 1970s.



Photo of house taken in the 1970s.

PALERMO INVENTORY OF HERITAGE RESOURCES

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ADDRESS: 2495 Bronte Road

LEGAL DESCRIPTION: PT LT 30, CON 1 TRAF SDS, AS IN 614049; OAKVILLE

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PRESENT USE: Restaurant

ORIGINAL USE: Residence

HERITAGE DESIGNATION: Designated Part IV

Oakville Register of Heritage Properties

OFFICIAL PLAN: Mixed Use 1
(Res .Density:100-185 u.p.s.h)
Palermo Village Centre-

ZONING: Special Provision 216 AJ Winther
Restaurant

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PALERMO INVENTORY OF HERITAGE RESOURCES

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ADDRESS: 2495 Bronte Road
CONSTRUCTION DATE: c1860
BUILDER:
STYLE: Italianate

GENERAL DESCRIPTION:
PLAN: L Shape STOREYS: 2 BAYS: 3
FOUNDATION MATERIAL: Stone covered in concrete
EXTERIOR WALL MATERIAL: Red brick
ROOF TYPE: Cross-gabled
WINDOWS: 2/2 and 1/1 wood windows
ENTRANCE: Front verandah and side porch

UNIQUE FEATURES:
CHIMNEY (S):
DORMERS:
ROOF TRIM: Wood cornice with decorative paired brackets; wide overhanging eaves
WINDOW TRIM: Wood trim with stone lintels and sills
SPECIAL WINDOWS: Polygonal bay windows
DOOR TRIM: Wood trim
PORCH/VERANDAH: Front verandah with wood columns and railings
OTHER: Decorative iron parapets over bay windows and porches; round vents in gables

Designated Under Section 29, Part IV of the Ontario Heritage Act – Heritage Advisory Committee File

The house at 2495 Bronte Road was built by Dr. Anson Buck circa 1860. Dr. Buck was descended from a family of United Empire Loyalists who settled in Upper Canada after the American Revolution. The building is of the asymmetrical L-shaped Italianate style of architecture with some Gothic Revival influences. The major Italianate features include the L-shaped form of the main section of the house, wide overhanging eaves supported by large decorative paired brackets, small round vents in the gables at the main house and a roof of lower pitch than the Gothic Revival Style.

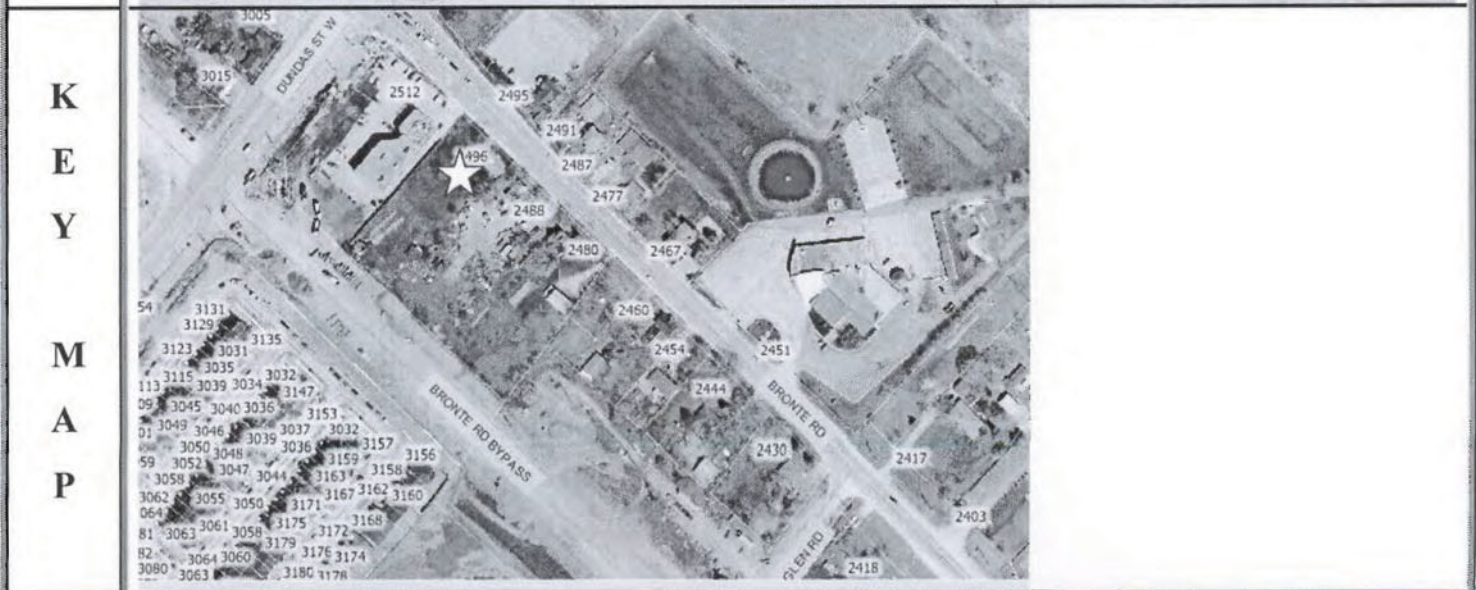
The rambling two storey house on Bronte Road is said to trace its roots back to 1825, and for many years was owned by Dr. Anson Buck, who having “a fine horse and rig” made house calls to his patients throughout the county.



Gathering of Palermo residents in 1933 to celebrate the 100th anniversary of Dr. Anson Buck's birth, in front of the doctor's home.

PALERMO INVENTORY OF HERITAGE RESOURCES

S I T E	ADDRESS: 2496 Bronte Road LEGAL DESCRIPTION: PT LT 31, CON 1 TRAFALGAR, SOUTH OF DUNDAS STREET , AS IN 105435, 491647 (SECONDLY & THIRDLY DESCRIBED) ; S/T DEBTS,	
S T A T U S	PRESENT USE: Residence HERITAGE DESIGNATION: Not Designated OFFICIAL PLAN: Mixed Use 1 (Res .Density:100-185 u.p.s.h) Palermo Village Centre-	ORIGINAL USE: Residence Not Listed ZONING: A - Agricultural



PALERMO INVENTORY OF HERITAGE RESOURCES

A ADDRESS: 2496 Bronte Road
R CONSTRUCTION DATE: c1945 STYLE: Victory Cottage
C BUILDER:

GENERAL DESCRIPTION:

H PLAN: STOREYS: 1 ½ BAYS: 3
I FOUNDATION MATERIAL: Concrete block
T EXTERIOR WALL MATERIAL: Stucco
E ROOF TYPE: Side gable
WINDOWS: Wood and aluminum casement windows
ENTRANCE: Front stoop

UNIQUE FEATURES:

C CHIMNEY (S): One stuccoed side chimney
T DORMERS:
U ROOF TRIM:
R WINDOW TRIM: Wood trim
E SPECIAL WINDOWS:
DOOR TRIM: Wood trim
PORCH/VERANDAH:
OTHER:

H

- House is typical of 1 ½ storey homes built after the Second World War.
- These homes were typically of frame construction with a steep side gable roof, shallow eaves and no dormers.
- Most of these houses were prefabricated and constructed together in groups, forming new working class subdivisions. Others like this one were constructed on their own as an affordable single family dwelling.

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Source: www.ontarioarchitecture.com

PALERMO INVENTORY OF HERITAGE RESOURCES

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ADDRESS: 3017 Bronte Road

LEGAL DESCRIPTION: PT LT 30, CON 1 TRAFALGAR, NORTH OF DUNDAS STREET , AS IN 667332 ; OAKVILLE/TRAFALGAR

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PRESENT USE: Residential

ORIGINAL USE: Residential

HERITAGE DESIGNATION: Not Designated

Not Listed

OFFICIAL PLAN: Urban Special Study Area
Palermo North Urban Core Area

ZONING: A - Agricultural

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PALERMO INVENTORY OF HERITAGE RESOURCES

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ADDRESS: 3017 Bronte Road

CONSTRUCTION DATE: 1880

STYLE: Gothic Revival

BUILDER:

GENERAL DESCRIPTION:

PLAN:

STOREYS: 2

BAYS: 3

FOUNDATION MATERIAL: Likely stone

EXTERIOR WALL MATERIAL: Frame covered in insulbrick, likely wood cladding underneath

ROOF TYPE: Side gable with front gable

WINDOWS: Multipaned wood windows with 2/2 wood storm windows

ENTRANCE: Front stoop

UNIQUE FEATURES:

CHIMNEY (S):

DORMERS:

ROOF TRIM: Decorative wood bargeboard

WINDOW TRIM: Wood

SPECIAL WINDOWS: Several historic wood windows with wood storm windows

DOOR TRIM: Historic wood trim on front door may be underneath existing panelling

PORCH/VERANDAH: Small front stoop in location of original front verandah

OTHER:

PALERMO INVENTORY OF HERITAGE RESOURCES

- The house was used as the parsonage for the Methodist Church, and later the United Church.
- It was the responsibility of the Ladies Aids of the Palermo Circuit to furnish and decorate the parsonage for each minister.
- The house was moved from its location beside the Methodist Church to its current location on Bronte Road around 1912, when the house was sold by the Church.

Source: Trafalgar Township Historical Society records

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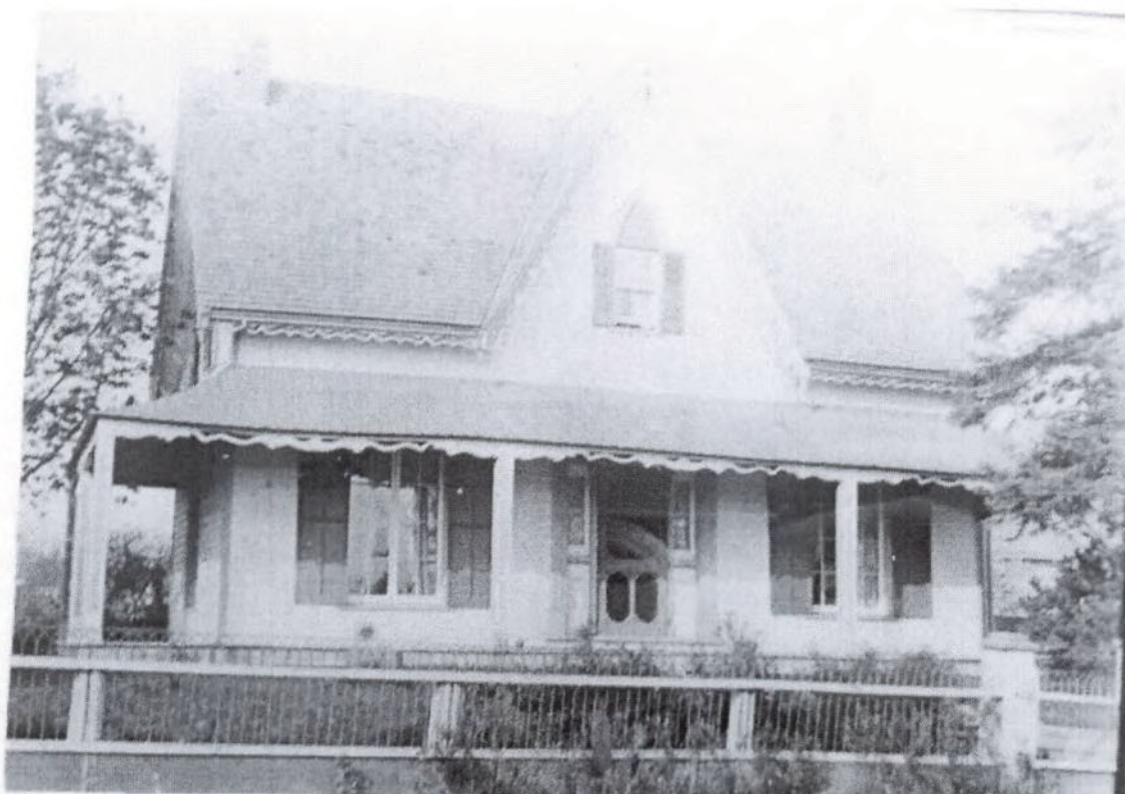


Photo from a postcard dated 1907. Shown on its previous site beside the Methodist (now United) Church.

PALERMO INVENTORY OF HERITAGE RESOURCES

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ADDRESS: 3109 Bronte Road

LEGAL DESCRIPTION: PT LT 30, CON 1 TRAFALGAR, NORTH OF DUNDAS STREET, OAKVILLE/TRAFALGAR

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PRESENT USE: Residential

ORIGINAL USE: Residential

HERITAGE DESIGNATION: Not Designated

Not Listed

OFFICIAL PLAN: Urban Special Study Area
Palermo North Urban Core Area

ZONING: A - Agricultural

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PALERMO INVENTORY OF HERITAGE RESOURCES

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ADDRESS: 3109 Bronte Road

CONSTRUCTION DATE: Unknown

STYLE: Vernacular

BUILDER:

GENERAL DESCRIPTION:

PLAN:

STOREYS: 1

BAYS: Originally 3

FOUNDATION MATERIAL:

EXTERIOR WALL MATERIAL: Frame with vinyl siding and brick

ROOF TYPE: Side gable

WINDOWS:

ENTRANCE:

UNIQUE FEATURES:

CHIMNEY (S): One brick chimney

DORMERS:

ROOF TRIM:

WINDOW TRIM:

SPECIAL WINDOWS:

DOOR TRIM:

PORCH/VERANDAH:

OTHER:

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PALERMO INVENTORY OF HERITAGE RESOURCES

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ADDRESS: 3113 Bronte Road

LEGAL DESCRIPTION: PT LT 30, CON 1 TRAFALGAR, NORTH OF DUNDAS STREET, OAKVILLE/TRAFALGAR

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PRESENT USE: Residential

ORIGINAL USE: Residential

HERITAGE DESIGNATION: Not Designated

Not Listed

OFFICIAL PLAN: Urban Special Study Area
Palermo North Urban Core Area

ZONING: A - Agricultural

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PALERMO INVENTORY OF HERITAGE RESOURCES

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ADDRESS: 3113 Bronte Road

CONSTRUCTION DATE: c.1910-1930

STYLE: Vernacular

BUILDER:

GENERAL DESCRIPTION:

PLAN:

STOREYS: 1

BAYS: 3

FOUNDATION MATERIAL:

EXTERIOR WALL MATERIAL: Frame with insulbrick; wood cladding likely underneath

ROOF TYPE: Side gable

WINDOWS: 1/1 wood windows

ENTRANCE: Small front stoop

UNIQUE FEATURES:

CHIMNEY (S): Small brick chimney

DORMERS:

ROOF TRIM:

WINDOW TRIM: Wood trim

SPECIAL WINDOWS:

DOOR TRIM: Wood trim

PORCH/VERANDAH: Small front stoop

OTHER: Corner wood trim

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PALERMO INVENTORY OF HERITAGE RESOURCES

S I T E	ADDRESS: 2403 Dundas Street West - Pond <u>LEGAL DESCRIPTION:</u> PT LT 29, CON 1 TRAFALGAR, NORTH OF DUNDAS STREET , AS IN 586696 ; S/T THE INTEREST(S) IN TW25775 ;	
S T A T U S	PRESENT USE: Pond HERITAGE DESIGNATION: Not Designated OFFICIAL PLAN: Urban Special Study Area Palermo North Urban Core Area	ORIGINAL USE: Pond Not Listed ZONING: A - Agricultural



PALERMO INVENTORY OF HERITAGE RESOURCES

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ADDRESS: 2403 Dundas Street West

CONSTRUCTION DATE: N/A

STYLE: N/A

BUILDER: N/A

GENERAL DESCRIPTION: N/A

PLAN:

STOREYS:

BAYS:

FOUNDATION MATERIAL:

EXTERIOR WALL MATERIAL:

ROOF TYPE:

WINDOWS:

ENTRANCE:

UNIQUE FEATURES: N/A

CHIMNEY (S):

DORMERS:

ROOF TRIM:

WINDOW TRIM:

SPECIAL WINDOWS:

DOOR TRIM:

PORCH/VERANDAH:

OTHER:

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PALERMO INVENTORY OF HERITAGE RESOURCES

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ADDRESS: 2408 Dundas Street West

LEGAL DESCRIPTION: PT LT 29, CON 1 TRAF SDS, AS IN 712666; OAKVILLE

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PRESENT USE: Residential

ORIGINAL USE: Residence

HERITAGE DESIGNATION: None

Not Listed

OFFICIAL PLAN: Mixed Use 1
(Res .Density:100-185 u.p.s.h)
Palermo Village Centre-

ZONING: A- Agricultural

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PALERMO INVENTORY OF HERITAGE RESOURCES

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ADDRESS: 2408 Dundas Street West

CONSTRUCTION DATE: 1925

STYLE: Colonial Revival

BUILDER:

GENERAL DESCRIPTION:

PLAN:

STOREYS: 2

BAYS: 2

FOUNDATION MATERIAL: Concrete

EXTERIOR WALL MATERIAL: Vinyl siding with wood cladding likely underneath

ROOF TYPE: Gambrel

WINDOWS: 2/2 and 1/1 wood windows

ENTRANCE: Front porch

UNIQUE FEATURES:

CHIMNEY (S): One brick chimney

DORMERS: Side dormer

ROOF TRIM:

WINDOW TRIM: Wood trim

SPECIAL WINDOWS:

DOOR TRIM: Door trim

PORCH/VERANDAH: Front porch with wood columns and railings

OTHER:

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PALERMO INVENTORY OF HERITAGE RESOURCES

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ADDRESS: 2391 Dundas Street West (also known as 2403 Dundas Street West)

LEGAL DESCRIPTION: PT LT 29, CON 1 TRAFALGAR, NORTH OF DUNDAS STREET , AS IN 586696 ; S/T THE INTEREST(S) IN TW25775 ;

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PRESENT USE: Residential

ORIGINAL USE: Residential

HERITAGE DESIGNATION: Not Designated

Not Listed

OFFICIAL PLAN: Urban Special Study Area
Palermo North Urban Core Area

ZONING: A - Agricultural

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PALERMO INVENTORY OF HERITAGE RESOURCES

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ADDRESS: 2391 Dundas Street West (also known as 2403 Dundas Street West)

CONSTRUCTION DATE: c.1842-45

STYLE: Neo-classical

BUILDER:

GENERAL DESCRIPTION:

PLAN:

STOREYS: 2

BAYS: 3

FOUNDATION MATERIAL: Concrete over stone

EXTERIOR WALL MATERIAL: Vinyl siding with wood cladding likely underneath

ROOF TYPE: Side gable

WINDOWS: 2/2 wood windows and 1/1 aluminum windows

ENTRANCE: Front stoop

UNIQUE FEATURES:

CHIMNEY (S):

DORMERS:

ROOF TRIM:

WINDOW TRIM:

SPECIAL WINDOWS:

DOOR TRIM:

PORCH/VERANDAH: Modern front stoop

OTHER: Modern shutters

PALERMO INVENTORY OF HERITAGE RESOURCES

- Tremaine Map of 1858 shows Henry Proud as the owner.
- Halton County Illustrated Atlas of 1877 shows William Hope as the owner. The existing house is depicted on this map.
- Guidal Landowners' Map of Township of Trafalgar of 1917 shows Alfred Moody as the owner.



Original doorway – removed in 1992.



Taken in the winter of 1960.

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PALERMO INVENTORY OF HERITAGE RESOURCES

S I T E	<p>ADDRESS: 2431 Dundas Street West</p> <p><u>LEGAL DESCRIPTION:</u> PT LT 30, CON 1 TRAFALGAR, NORTH OF DUNDAS STREET , AS IN 148642 EXCEP T PT 6, 20R2214; OAKVILLE..</p>
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S T A T U S	<table style="width: 100%;"> <tr> <td style="width: 50%;">PRESENT USE: Public Use</td> <td style="width: 50%;">ORIGINAL USE: School</td> </tr> <tr> <td>HERITAGE DESIGNATION: Not Designated</td> <td>Oakville Register of Heritage Properties</td> </tr> <tr> <td>OFFICIAL PLAN: Urban Special Study Area Natural Heritage System Area (north oakville)</td> <td>ZONING: A - Agricultural</td> </tr> </table>	PRESENT USE: Public Use	ORIGINAL USE: School	HERITAGE DESIGNATION: Not Designated	Oakville Register of Heritage Properties	OFFICIAL PLAN: Urban Special Study Area Natural Heritage System Area (north oakville)	ZONING: A - Agricultural
PRESENT USE: Public Use	ORIGINAL USE: School						
HERITAGE DESIGNATION: Not Designated	Oakville Register of Heritage Properties						
OFFICIAL PLAN: Urban Special Study Area Natural Heritage System Area (north oakville)	ZONING: A - Agricultural						



PALERMO INVENTORY OF HERITAGE RESOURCES

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ADDRESS: 2431 Dundas Street West

CONSTRUCTION DATE: 1942

STYLE: Colonial Revival

BUILDER:

GENERAL DESCRIPTION:

PLAN: STOREYS: 1 BAYS: 3

FOUNDATION MATERIAL: Concrete

EXTERIOR WALL MATERIAL: Red brick

ROOF TYPE: Hipped

WINDOWS: 6/6 wood

ENTRANCE: Front doorway

UNIQUE FEATURES:

CHIMNEY (S):

DORMERS:

ROOF TRIM: Wood trim

WINDOW TRIM: Wood trim, concrete sills, and wood and concrete lintels

SPECIAL WINDOWS: Fanlight above front door

DOOR TRIM: Wood trim

PORCH/VERANDAH:

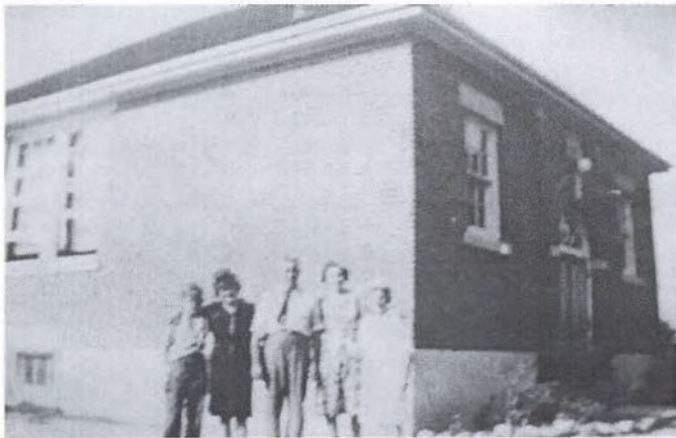
OTHER: Cornerstone from previous S.S. No. 2 dated 1875 placed on rear wall; cornerstone from this building's construction in 1942 placed on front wall.

PALERMO INVENTORY OF HERITAGE RESOURCES

- William Hagar sold the land on which this schoolhouse stands to school trustees in the 1870s for the construction of a school.
- The present school was built in 1942 to replace the previous school built on this property in 1875 after the roof of that school was destroyed in a lightning storm.
- The building was later used by the Oakville Players, a local community theatre group, for 30 years.

Source: "Suggested Buildings for Designation that are North of QEW and Presently on the Inventory" compiled by Tom Murison

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Ethel Wettlaufer in front of Palermo School in the 1940s.
Wettlaufer taught at the school during the 1940s and 1950s.

PALERMO INVENTORY OF HERITAGE RESOURCES

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ADDRESS: 2457 Dundas Street West

LEGAL DESCRIPTION: PT LT 30, CON 1 TRAFALGAR, NORTH OF DUNDAS STREET , AS IN 286884, EXCEPT PT 1, 20R201 ; OAKVILLE/TRAFALGAR

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PRESENT USE: Residential

ORIGINAL USE: Residential

HERITAGE DESIGNATION: Not Designated

Not Listed

OFFICIAL PLAN: Urban Special Study Area
Palermo North Urban Core Area

ZONING: A - Agricultural

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PALERMO INVENTORY OF HERITAGE RESOURCES

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ADDRESS: 2457 Dundas Street West

CONSTRUCTION DATE: c.1825 and c.1830-1835

STYLE: Neo-classical

BUILDER:

GENERAL DESCRIPTION:

PLAN: STOREYS: 2 BAYS: 3

FOUNDATION MATERIAL: Stone foundation

EXTERIOR WALL MATERIAL: Horizontal wood cladding

ROOF TYPE: Side gable with modern front dormer

WINDOWS: 6/1 wood windows and modern casement windows

ENTRANCE: Front stoop

UNIQUE FEATURES:

CHIMNEY (S):

DORMERS: Modern front dormer

ROOF TRIM: Wood cornice

WINDOW TRIM: Wood trim

SPECIAL WINDOWS:

DOOR TRIM: Wood trim

PORCH/VERANDAH:

OTHER:

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PALERMO INVENTORY OF HERITAGE RESOURCES

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ADDRESS: 2507 Dundas Street East

LEGAL DESCRIPTION: PT LT 30, CON 1 TRAFALGAR, NORTH OF DUNDAS STREET , AS IN 760931 ; OAKVILLE/TRAFALGAR

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PRESENT USE: Residential

ORIGINAL USE: Residential

HERITAGE DESIGNATION: Designated Part IV

Oakville Register of Heritage Properties

OFFICIAL PLAN: Urban Special Study Area
Palermo North Urban Core Area

ZONING: A - Agricultural

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PALERMO INVENTORY OF HERITAGE RESOURCES

A ADDRESS: 2507 Dundas Street West
R CONSTRUCTION DATE: 1868 STYLE: Italianate
C BUILDER:

GENERAL DESCRIPTION:

H PLAN: STOREYS: 2 BAYS: 2
I FOUNDATION MATERIAL: Stone foundation
T EXTERIOR WALL MATERIAL: Red brick
E ROOF TYPE: Hipped with front and side gables
C WINDOWS: 1/1 wood windows with stone sills and brick voussoirs
T ENTRANCE: Front porch



UNIQUE FEATURES:

C CHIMNEY (S):
T DORMERS:
U ROOF TRIM: Decorative cornice with brackets and decorative eave returns
R WINDOW TRIM: Wood trim
E SPECIAL WINDOWS: Polygonal bay window with decorative cornice; rounded attic windows
DOOR TRIM: Transom window and decorative wood trim
Porch/Verandah: Front wood porch with decorative bargeboard and wood columns
OTHER: Remnants of historic porches

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- H.M. Switzer, local postmaster and general merchant in Palermo, purchased 24 acres of Lot 30, Concession 1 NDS in 1861 from John Watson.
- Switzer built the existing house in 1868.
- The property was owned by the Inglehart family from 1883 to 1939.

PALERMO INVENTORY OF HERITAGE RESOURCES

<p>S I T E</p>	<p>ADDRESS: 2521 Dundas Street West</p> <p>LEGAL DESCRIPTION: PT LT 30, CON 1 TRAFALGAR, NORTH OF DUNDAS STREET , AS IN TW693, EXCEPT PT 2, PL1482; AS IN TW5134, EXCEPT PT 1,</p>
<p>S T A T U S</p>	<p>PRESENT USE: Church</p> <p>HERITAGE DESIGNATION: Designated Part IV</p> <p>OFFICIAL PLAN: Urban Special Study Area Palermo North Urban Core Area</p> <p>ORIGINAL USE: Church</p> <p>Oakville Register of Heritage Properties</p> <p>ZONING: A - Agricultural</p>
<p>P H O T O G R A P H</p>	
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PALERMO INVENTORY OF HERITAGE RESOURCES

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ADDRESS: 2521 Dundas Street West
CONSTRUCTION DATE: 1867
BUILDER:
STYLE: Gothic Revival

GENERAL DESCRIPTION:
PLAN: STOREYS: 1 BAYS: 3
FOUNDATION MATERIAL: Stone
EXTERIOR WALL MATERIAL: Red brick
ROOF TYPE: Front gable
WINDOWS: Arched windows
ENTRANCE: Front stoop

UNIQUE FEATURES:
CHIMNEY (S):
DORMERS:
ROOF TRIM: Wood cornice with decorative wood brackets
WINDOW TRIM: Wood trim with stone and brick voussoirs and stone sills
SPECIAL WINDOWS: Arched, stain glass windows
DOOR TRIM: Arched transom window and wood trim
PORCH/VERANDAH: Small front stoop
OTHER: Heavy brick buttresses at side walls and corners; small round vent at front gable

- The church was planned and built by local members of the congregation in 1867 in what was known as Hagartown, now the village of Palermo.
- The church was dedicated by Bishop Richardson after being presented with keys to the church by local physician Dr. Anson Buck who was a leading figure in raising money for the building.
- The church was built as a new home to members of both the Wesleyan Methodist Church and the Methodist Episcopal Church. Methodism in Palermo first developed in 1812 when Lawrence Hagar, a prominent local pioneer, held the first service in his home. He later became a minister in Palermo.
- In 1900, the Sunday School Hall was added and electricity was installed in 1922. The original church steeple has been removed.





Interior of the Palermo Methodist Church, early 1900s.



Palermo Methodist Church c. 1900

PALERMO INVENTORY OF HERITAGE RESOURCES

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ADDRESS: 2527 Dundas Street West – Old Urban Barn

LEGAL DESCRIPTION: PT LT 30, CON 1 TRAFALGAR, NORTH OF DUNDAS STREET , AS IN 832677 ; OAKVILLE/TRAFALGAR

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PRESENT USE: Residence - Converted

ORIGINAL USE: Residence

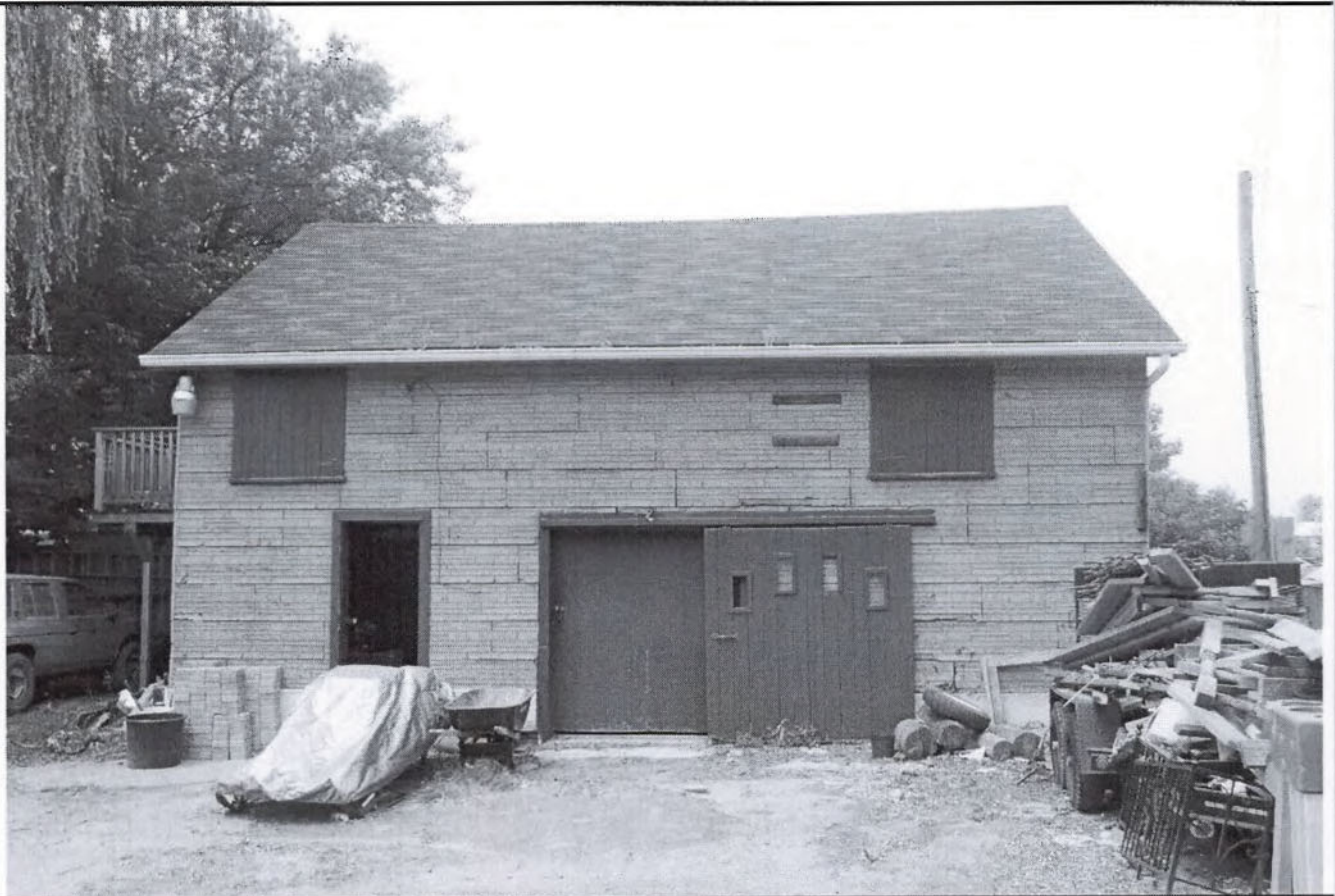
HERITAGE DESIGNATION: Not Designated

Not Listed

OFFICIAL PLAN: Urban Special Study Area
Proposed Palermo Village North
Urban Core Area

ZONING: A – Agricultural

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PALERMO INVENTORY OF HERITAGE RESOURCES

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ADDRESS: 2527 Dundas Street West
CONSTRUCTION DATE: c1900
BUILDER:
STYLE: Vernacular Barn

GENERAL DESCRIPTION:

PLAN: STOREYS: 2 BAYS: 2
FOUNDATION MATERIAL:
EXTERIOR WALL MATERIAL: Frame covered in insulbrick
ROOF TYPE: Side gable
WINDOWS: Openings with wood doors
ENTRANCE: Front garage door; side balcony

UNIQUE FEATURES:

CHIMNEY (S):
DORMERS:
ROOF TRIM:
WINDOW TRIM:
SPECIAL WINDOWS:
DOOR TRIM:
PORCH/VERANDAH:
OTHER: Sliding wood garage door

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- Known as the Hagar Barn, part of the third Hagar home at 2527 Dundas Street West.

PALERMO INVENTORY OF HERITAGE RESOURCES

S I T E	ADDRESS: 2527 Dundas Street West <u>LEGAL DESCRIPTION:</u> PT LT 30, CON 1 TRAFALGAR, NORTH OF DUNDAS STREET , AS IN 832677 ; OAKVILLE/TRAFALGAR	
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S T A T U S	PRESENT USE: Residence - Converted HERITAGE DESIGNATION: Not Designated OFFICIAL PLAN: Urban Special Study Area Proposed Palermo Village North Urban Core Area	ORIGINAL USE: Residence Oakville Register of Heritage Properties ZONING: A – Agricultural
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PALERMO INVENTORY OF HERITAGE RESOURCES

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ADDRESS: 2527 Dundas Street West – Lawrence Hagar House

CONSTRUCTION DATE: c1870

STYLE: Italianate

BUILDER:

GENERAL DESCRIPTION:

PLAN: STOREYS: 2 BAYS: 3

FOUNDATION MATERIAL: Brick

EXTERIOR WALL MATERIAL: Red brick

ROOF TYPE: Hipped with front gable

WINDOWS: Modern 1/1 and 1/2 windows

ENTRANCE: Two front stoops

UNIQUE FEATURES:

CHIMNEY (S): One side chimney

DORMERS:

ROOF TRIM: Wood with decorative wood brackets and eave returns

WINDOW TRIM: Wood trim

SPECIAL WINDOWS: Small round window with brick voussoirs under front gable

DOOR TRIM: Transom windows with decorative wood trim

PORCH/VERANDAH: Front stoops with small overhangs; remnants of a wide front porch

OTHER: Window shutters

PALERMO INVENTORY OF HERITAGE RESOURCES

- Known as the third Hagar family house.
- This house is believed to have been constructed by Jonathan Hagar around 1870.
- Jonathan, son of Lawrence Hagar, founder of Palermo, left Palermo at the age of 25 on an ambitious expedition to mine gold in California and Australia.
- He returned to Palermo in 1857 when his father died and built this fine Italianate home several years later.
- He and his brother William Henry moved into the home with their niece Rachel Speers who lived with them as their housekeeper.



Rear view of the house, showing locals playing tennis in the early 20th century.



Front view of the house beside the Palermo General Store. Note the wide front verandah.

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PALERMO INVENTORY OF HERITAGE RESOURCES

S I T E	ADDRESS: 3015 Dundas Street West <u>LEGAL DESCRIPTION:</u> PT LT 31, CON 1 TRAFALGAR, NORTH OF DUNDAS STREET , AS IN 67448 & TW33227, EXCEPT PM856 ; OAKVILLE/TRAFALGAR	
S T A T U S	PRESENT USE: Vacant HERITAGE DESIGNATION: Not Designated OFFICIAL PLAN: Urban Special Study Area Palermo North Urban Core Area	ORIGINAL USE: Residential Oakville Register of Heritage Properties ZONING: A - Agricultural



PALERMO INVENTORY OF HERITAGE RESOURCES

A ADDRESS: 3015 Dundas Street West
R CONSTRUCTION DATE: c1848 STYLE: Georgian
C BUILDER: Lawrence Hagar

GENERAL DESCRIPTION:

H PLAN: STOREYS: 2 BAYS: 3
I FOUNDATION MATERIAL: Stone
T EXTERIOR WALL MATERIAL: Vinyl siding with horizontal wood cladding underneath
E ROOF TYPE: Side gable
WINDOWS: 2/2 wood windows
ENTRANCE: Small front stoop and side stoop

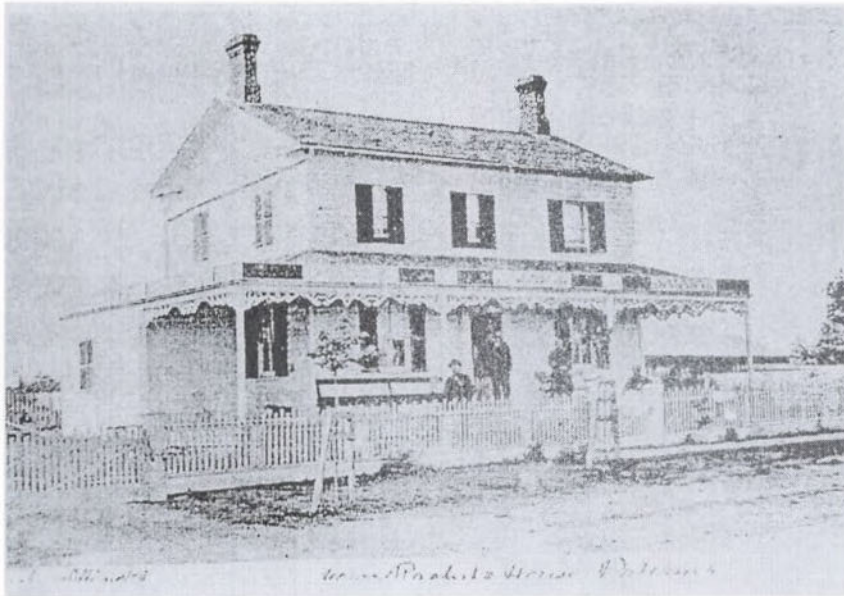
UNIQUE FEATURES:

C CHIMNEY (S):
T DORMERS:
U ROOF TRIM: Wood cornice with eave returns
R WINDOW TRIM: Wood trim
E SPECIAL WINDOWS:
DOOR TRIM: Wood trim
PORCH/VERANDAH:
OTHER:

PALERMO INVENTORY OF HERITAGE RESOURCES



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- David Hagar, a United Empire Loyalist, was granted this property from the Crown in 1804. He left the 200-acre property to his son, Lawrence Hagar, a prominent local businessman and Methodist Church preacher.
- Around 1840, Lawrence left a portion of the property to Jonathan Hager, who likely built the existing house soon after. The house appears on the 1848 Assessment Roll and is believed to have been built around this time.
- Many historical accounts refer to the house as a stagecoach inn along Dundas Street, one of the most significant and busiest roads from the late 18th-century onwards.
- In the 1930s, a Dr. Pelke lived here. Pelke was often referred to as a 'quack' since he used untraditional healing methods with his numerous patients.

Sources: 3015 Dundas Street West Designation Brief; A History of the Hager Family by Austin Lavern Speers M.D.

PALERMO INVENTORY OF HERITAGE RESOURCES

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ADDRESS: 3114 Dundas Street West - St. Luke's at Palermo Anglican Church

LEGAL DESCRIPTION:

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PRESENT USE: Church

ORIGINAL USE: Church

HERITAGE DESIGNATION: Not Designated

Oakville Register of Heritage Properties

OFFICIAL PLAN:

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PALERMO INVENTORY OF HERITAGE RESOURCES

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ADDRESS: 3114 Dundas Street West - St. Luke's at Palermo Anglican Church

CONSTRUCTION DATE: 1845

STYLE: Carpenter Gothic

BUILDER: William Peacock

GENERAL DESCRIPTION:

PLAN:

STOREYS: 1

BAYS: 3

FOUNDATION MATERIAL: Stone

EXTERIOR WALL MATERIAL: Wood cladding

ROOF TYPE: Front gable

WINDOWS: Arched windows with wood voussoirs

ENTRANCE: Front stoop

UNIQUE FEATURES:

CHIMNEY (S):

DORMERS:

ROOF TRIM: Decorative wood cornice

WINDOW TRIM:

SPECIAL WINDOWS: A memorial window in the chancel and the "Queen Victoria Jubilee Window" were donated by the Women's Auxiliary in 1889.

DOOR TRIM: Decorative wood trim with wood voussoir

PORCH/VERANDA: Front stoop

OTHER:

PALERMO INVENTORY OF HERITAGE RESOURCES

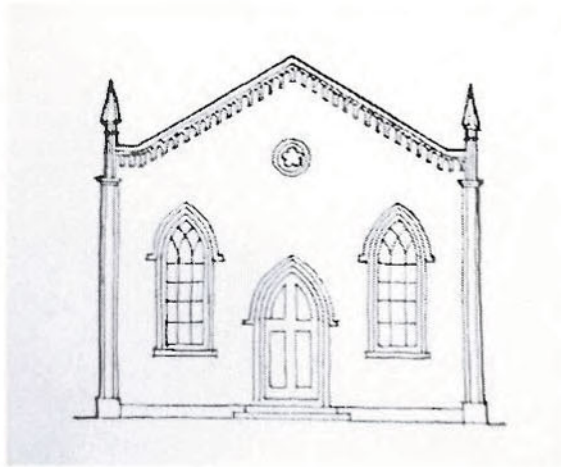
- The construction of St. Luke's Anglican Church began in 1845 under the guidance of William Peacock.
- William Peacock was the first Justice of the Peace in Halton County who started holding prayer sessions in his home since there was no Anglican church nearby. Peacock designed and supervised the building of the church, which was constructed of wood cleared from the property.
- The first worship took place on March 1, 1846 and the church was officially consecrated on June 22, 1868, after the debt of construction had been paid off.
- A rectory was built adjacent to the church in 1908 by Reverend R.C. Weaver.
- The bell and belfry were erected in 1932.
- After discovering rotting beams, a new full basement with supporting beams was installed under the church in 1951.
- Originally the Parish of Palermo had three congregations: Palermo; Christ Church at Omagh; and the Church of the Epiphany in Bronte.

Source: "St. Luke's Palermo: Notes compiled by Rev. Canon Robert W. Allen, Oakville January 1945"



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PALERMO INVENTORY OF HERITAGE RESOURCES



Sketch from book "Hallowed Halls," showing the church as it was approved c.1845.



Window detail



Cairn erected to commemorate Centennial.

PALERMO INVENTORY OF HERITAGE RESOURCES

S I T E
 ADDRESS: Palermo Cemetery - Dundas Street West
LEGAL DESCRIPTION: PT LTS 29 & 30, CON 1 TRAF SDS, PT 1 20R10009; OAKVILLE

S T A T U S
 PRESENT USE: Cemetery
 HERITAGE DESIGNATION: Not Designated
 OFFICIAL PLAN: Institutional
 ORIGINAL USE: Cemetery
 Not Listed
 ZONING: O3



PALERMO INVENTORY OF HERITAGE RESOURCES

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ADDRESS: Palermo Cemetery – Dundas Street West
 CONSTRUCTION DATE: 1818 STYLE: N/A
 BUILDER: N/A

GENERAL DESCRIPTION: N/A

PLAN: STOREYS: BAYS:
 FOUNDATION MATERIAL:
 EXTERIOR WALL MATERIAL:
 ROOF TYPE:
 WINDOWS:
 ENTRANCE:

UNIQUE FEATURES: N/A

CHIMNEY (S):
 DORMERS:
 ROOF TRIM:
 WINDOW TRIM:
 SPECIAL WINDOWS:
 DOOR TRIM:
 PORCH/VERANDAH:
 OTHER:

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- The Palermo Cemetery has been in use from 1818 to the present day.
- The history of the cemetery dates back to 1812 when Lawrence Hagar, United Empire Loyalist and prominent local businessman and preacher, held the first church service in Palermo in his home.
- In 1815, he organized the first Methodist class in the district and became its leader. In 1818, Charles Teetzel sold this parcel of land to be used “forever for the sole and proper use of a place to bury the dead.”
- A log church was built in 1812 on the lot where the cemetery is now located. In 1867, the present Palermo United Church was constructed.
- There are 329 entries in the transcription done by Halton Peel Geneological Society.

Source: Palermo Cemetery Designation Brief

PALERMO INVENTORY OF HERITAGE RESOURCES

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ADDRESS: Dundas Street West (ORC Lands)

LEGAL DESCRIPTION:

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PRESENT USE: Barn

ORIGINAL USE: Barn

HERITAGE DESIGNATION: Not Designated

Not Listed

OFFICIAL PLAN: Urban Special Study Area
Palermo North Urban Core Area

ZONING: A - Agricultural

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PALERMO INVENTORY OF HERITAGE RESOURCES

A ADDRESS: Dundas Street West (ORC Lands)
R CONSTRUCTION DATE: Unknown STYLE: Vernacular Barn
C BUILDER:

GENERAL DESCRIPTION:

H PLAN: STOREYS: 2 BAYS:
I FOUNDATION MATERIAL: Stone
T EXTERIOR WALL MATERIAL: Barnboard
E ROOF TYPE: Gambrel
WINDOWS:
ENTRANCE:

UNIQUE FEATURES:

C CHIMNEY (S):
T DORMERS:
U ROOF TRIM:
R WINDOW TRIM:
E SPECIAL WINDOWS:
DOOR TRIM:
PORCH/VERANDAH:
OTHER:

- This barn was historically associated with the farmhouse at 2457 Dundas Street West.

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