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OAKVILLE

May 24, 2018

VIA REGULAR MAIL

Ontario Heritage Trust
10 Adelaide Street East
Toronto, Ontario
M5C 1J3

ONTARIO HERITAGE TRUST

MAY 24 2018

RECEIVED

**Subject: Notice of Intention to Designate
2478 Old Bronte Road,
Unit 31, Level 1, Halton Condominium Plan No. 680
Oakville, Ontario**

Attached please find the Notice of Intention to Designate the above-mentioned property which is served upon you in accordance with section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c.18. (*the "Act"*).

Pursuant to section 29 (4.1) of the Act, any person who objects to the proposed designation must file a notice of objection to the designation with the Town Clerk at 1225 Trafalgar Road, Oakville, Ontario, L6H 0H3 no later than **June 25, 2018**.

Sincerely,

Susanna Willie
Planning Clerk/Legislation

Encls.

Cc: Vicki Tytaneck Town Clerk
Mark H. Simeoni, Director of Planning Services
Nadia Chandra, Assistant Town Solicitor
Diane Childs, Manager, Policy Planning, Planning Services
Susan Schappert, Heritage Planner

To be the most livable town in Canada.

NOTICE OF INTENTION TO DESIGNATE

On July 7, 2014, Oakville Town Council resolved to pass a Notice of Intention to Designate the historic building at 2480 Old Bronte Road (following its relocation to its new permanent location) under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended, as a property of cultural heritage value and interest:

2478 Old Bronte Road

Unit 31, Level 1, Halton Standard Condominium Plan No. 680, Oakville

Description of Property

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

Statement of Cultural Heritage Value or Interest

Design/Physical Value

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

Historic/Associative Value

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

Contextual Value

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

Heritage Attributes

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

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

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

Any objection to this designation must be filed no later than June 25, 2018. Objections should be directed to the Town Clerk, 1225 Trafalgar Road, Oakville, Ontario L6H 0H3.

Further information respecting this proposed designation is available from the Town of Oakville. Any inquiries may be directed to Susan Schappert, heritage planner at 905-845-6601, ext. 3870 (TTY 905-338-4200), or by email at susan.schappert@oakville.ca

The last date to file a notice of objection is June 25, 2018.