



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2009-078

A by-law to designate the Palermo Schoolhouse
at 2431 Dundas Street West as a property of historical,
architectural and/or contextual significance.

WHEREAS pursuant to Part IV of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, the Council of a municipality is authorized to enact By-laws to designate a real property, including all buildings and structures thereon, to be of cultural heritage value or interest;

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

2431 Dundas Street West
Oakville, ON

and upon the Ontario Heritage Trust, notice of intention to designate the **Palermo Schoolhouse** at **2431 Dundas Street West** and a statement of the reasons for the proposed designation, and further, has caused said notice of intention to be published in the Oakville Beaver, being a newspaper of general circulation in the municipality;

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

AND WHEREAS the reasons for designation are set out in Schedule "B" attached hereto and form part of this By-law;

COUNCIL ENACTS AS FOLLOWS:

1. THAT the following real property, more particularly described in Schedule "A" attached hereto and forming part of this By-law is hereby designated as being of cultural heritage value or interest:

Palermo Schoolhouse
2431 Dundas Street West
Town of Oakville
The Regional Municipality of Halton

2. THAT the Town solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule "A" attached hereto at the Land Registry Office.

PASSED this 9th day of June, 2009.

Rob Burton

MAYOR

Vicki Tytaneck

A/CLERK

**SCHEDULE "A" TO
BY-LAW 2009-078**

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

Palermo Schoolhouse,
2431 Dundas Street West, CON 1 NDS PT LOT 30, as in 148642,
except Part 6 on Plan 20R-2214,
Town of Oakville, Regional Municipality of Halton



SCHEDULE "B" TO BY-LAW 2009-078

STATEMENT OF SIGNIFICANCE

The Palermo Schoolhouse at **2431 Dundas Street West** is recommended for designation under Part IV of the *Ontario Heritage Act* because of its cultural heritage value or interest.

Statement of Cultural Heritage Value

Design or Physical Value

The Palermo Schoolhouse has design value as a representative example of a rural one-room schoolhouse in Ontario. The building is also a rare example as it is the only school of its design and era remaining in Oakville.

This one-storey red brick building with hip roof has a symmetrical façade with a central front doorway that is characteristic of a schoolhouse. Significant heritage features include the front entrance which has a decorative fanlight with brick voussoirs and a keystone above the door. The large wood windows are 6/6 in design and dressed with concrete lintels and sills. A cornerstone with the 1942 construction date of the structure is on the front wall while a cornerstone from the previous schoolhouse, S.S. No. 2, built in 1875, is located on the rear wall of the building.

The interior of the schoolhouse includes many of the original features of the building, including wainscoting, wood floors, heat registers, slate blackboards, wood cupboards, doors, and trim.

Historical or Associative Value

This property has historical value for its strong associations with the Palermo School and the community of Palermo which it served for several decades. The building is a significant reminder of the educational system in early 20th century small towns and rural Trafalgar Township.

The current schoolhouse, the third on the site, was built in 1942 after a lightning storm damaged the previous schoolhouse in the early 1940s. Some of the materials of the second schoolhouse were used in the construction of the existing building, including the cornerstone. After the school's closure in the 1960s, the school was used by the Trafalgar Police Department, the Town of Oakville Planning Department, and finally the Oakville Players.

Contextual Value

The schoolhouse is one of the few remaining historic buildings in the village of Palermo and is contextually significant as a reminder of the rural educational system in the former Trafalgar Township and of village life in Palermo. The village of Palermo is extremely significant as the oldest remaining urban centre in the Town of Oakville and as one of the Town's only remaining villages, along with Oakville and Bronte. The building also reveals and contributes to the significance of Dundas Street as one of the earliest travel routes in Upper Canada.

Description of Heritage Attributes

Key exterior attributes of the house which embody its physical and historical significance include:

The following heritage attributes and applies to all exterior elevations and the roof including all facades, entrances, windows, chimneys, and trim, together with construction materials of wood, brick, metal and glazing, their related building techniques and landscape features:

Exterior Elements:

- o The 1-storey square form and structure of the school;
- o Hip roof;
- o Placement of the door and windows;
- o Wood windows and wood trim;
- o Wood fanlight above the front door;
- o The brick cladding and concrete lintels and sills; and
- o The two datestones from 1875 and 1942.

Interior Elements:

- o Wood floors and stairs;
- o Wood wainscoting;
- o Wood portions of wood cupboards;
- o Original slate blackboards;
- o Historic wood doors and wood trim; and
- o Wood windows and wood trim.

Key attributes of the house which contribute to its contextual significance include:

- o The location of the schoolhouse within the village of Palermo and its presence as part of the streetscape along Dundas Street West.

Note: The designation of the Palermo Schoolhouse under the *Ontario Heritage Act* is not intended to prevent the owners from undertaking normal repair and maintenance of the structure. All works undertaken which do not directly impact the significant heritage attributes listed above do not require a heritage permit.

Explanatory Note

Re: Heritage Designation By-law No. 2009-078

By-law Number 2009-078 the following purpose and effect:

To designate the property at 2431 Dundas Street West as a property of cultural heritage value or interest pursuant to the provisions of the *Ontario Heritage Act*, R.S.O., 1990, Chapter O.18, Part IV, Section 29.