



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 16 - 2019

To designate the property at 23 Elliott Street as being of cultural heritage value or interest.

WHEREAS Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O. 18, as amended, (the "Act") authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of cultural heritage value or interest, if the property meets the Act's prescribed criteria;

AND WHEREAS the Council of the Corporation of the City of Brampton has caused to be served upon the owners of the lands and premises at 23 Elliott Street as more particularly described in Schedule "A" (the "Property"), and upon the Ontario Heritage Trust, notice of intention to designate the Property, and has caused such notice of intention to be published on the City's website in accordance with Council's Procedure By-law;

AND WHEREAS and there has been no notice of Objection served on the Clerk;

AND WHEREAS the reasons for designation are set out in Schedule "B";

NOW THEREFORE the Council of the Corporation of the City of Brampton HEREBY ENACTS as follows:


1. That the Schedules attached hereto form part of this by-law;
2. That the Property is hereby designated as being of cultural heritage value or interest pursuant to Part IV of the *Ontario Heritage Act*.
3. That the description of the Property, the statement of the Property's cultural heritage value or interest, and the description of the Property's heritage attributes, are set out in Schedule "B" to this by-law.
4. That the City Solicitor be authorized to cause a copy of this by-law to be registered against the Property in the Land Registry Office.


- 5. That the City Clerk be authorized to cause a copy of this by-law to be served upon the owners of the Property and upon the Ontario Heritage Trust, and to cause notice of this by-law to be published on the City's website in accordance with Council's Procedure By-law.

ENACTED and PASSED this 23rd day of January, 2019.

Approved as to form.
2018/12/24
AWP

Approved as to content.
2018/12/21
[BB]


Patrick Brown, Mayor


Peter Fay, City Clerk

SCHEDULE "A"

LEGAL DESCRIPTION

PART OF LOT 24 & 25, PLAN BR28 AS IN R0515621; BRAMPTON

140690122 (LT)

SCHEDULE "B"

SHORT STATEMENT OF THE REASON FOR THE DESIGNATION OF 23 ELLIOTT STREET:

The property at 23 Elliott Street is worthy of designation under Part IV of the Ontario Heritage Act for its cultural heritage value or interest. The property meets the criteria for designation prescribed by the Province of Ontario under the Ontario Heritage Act, Regulation 9/06 for the categories of design/physical value, historical/associative value, and contextual value.

Design/Physical Value:

The cultural heritage value of 23 Elliott Street is related to its design or physical value as a representative example of a Gothic Revival dwelling. Gothic Revival was popular between 1830 and 1890, and identifiable features of homes designed in the style include steeply pitched roofs and front facing gables with delicate wooden trim (vergeboards or bargeboards), the pointed arch often used for windows, doors, and decorative elements, and porches with turned posts or columns.

The residence at 23 Elliott Street contains several hallmarks of this style including a steeply pitched cross gable roof, gabled dormers over pointed arch windows, front porch with fretwork and squared wooden columns. Other notable features include the bay window on the front façade, and the stone foundation. The original stucco cladding has been covered by synthetic siding, while the wood surrounds of the segmentally arched windows have been covered by metal.

Historical/Associative Value:

The property has historical or associative value because of its association with the Large family, particularly Bert Large. Bert Large was a well-known local Lacrosse player and one of the all-time greatest goalies of field lacrosse. He was a goalkeeper for several teams including the Senior Brampton Excelsiors. During his time on the team, the Excelsiors won the Senior O.A.L.A. Championship and the Globe Shield before going on to compete for, and win, the Mann Cup in 1930, the Canadian Amateur Lacrosse Association's (CALA) top honour. He was a member of the Mimico-Brampton Combines box lacrosse team which won the Mann Cup in 1942. For his exceptional play in the tournament, Bert was awarded the Mike Kelly Award. He was also a professional box lacrosse player with the Toronto Maple Leafs for two years.

Bert Large was forced to retire from playing after injuring his knee during the Mann Cup finals in 1943. Despite his injury, he continued his interest in the sport as a coach for his former team, the Brampton Senior Excelsiors. He was also the co-founder of the Brampton Men's Horseshoe Club in 1977. Large was inducted into the Brampton Sports Hall of Fame in 1983, six years before he passed away.

Bert Large grew up in the house at 23 Elliott Street South along with his two brothers. Bert's father, William Large, also a well-known Brampton resident, was a plumber and started a plumbing business with William Higgins called "Higgins and Large Plumbers" in 1906. Although Bert Large left the house for a period of time during the 1940s, he is in the Voters Lists as a resident at the property in 1965 and 1974.

The Larges were not the first owners of the property. Robert Nicholls bought the property from William McConnell and his wife for \$200 in 1878. He sold it four years later to William Trimble for \$1600, indicating that the present house was probably built between 1878 and 1882. The Trimble family owned the property for 24 years from 1882 to 1906. When William Trimble died in 1890, his wife Mary Trimble took possession of the property. Following her death, William and Mary's children received the property.

The remaining members of the Trimble family sold the property to Joseph Palmer in 1906, and William J. Large bought it three years later. Might's Directory lists C.B. Ted Large as a resident in 1964. Flora M. Large and William W. Large, executors of William J. Large's will, granted the property to Gwen and Charles B. Large in 1968 for one dollar. The property was later sold by Lillian T. and James Faulkner, to Douglas and Sharon Chalmers for two dollars in 1978.

Contextual Value:

The property has contextual value because it supports the character of the area. The subject lands are located within a neighbourhood that contains a concentration of historic single detached dwellings, mostly early 20th century with 19th century houses interspersed. The building reinforces the picturesque residential streetscape.

DESCRIPTION OF THE HERITAGE ATTRIBUTES OF THE PROPERTY:

The heritage attributes comprise all façades, architectural detailing, construction materials and associated building techniques, as well as significant landscape elements and important vistas. The detailed heritage attributes/character defining elements include, but are not limited to:

- Gothic Revival architecture
- Two storey height
- Steeply pitched cross gable roof
- Gabled dormers
- Pointed arch windows
- Wood window surrounds
- Wood window sills
- Front porch with fretwork and squared wooden columns
- Bay window