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BRAMPTON
Flower City

**Planning and
Infrastructure Services**

December 2, 2016

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

ONTARIO HERITAGE TRUST

DEC 05 2016

RECEIVED

Re: Notice of Intention to Designate

Dear Sir/Madam,

Enclosed please find the *Notice of Intention to Designate* 23 Elliott Street, Brampton, Ontario as being of cultural heritage value or interest under Part IV of the *Ontario Heritage Act*. Please feel free to contact me for any further information.

Regards,

A handwritten signature in black ink, appearing to read "C. Jasinski".

Cassandra Jasinski
Heritage Coordinator
905-874-2618
Cassandra.Jasinski@brampton.ca

NOTICE

In accordance with procedure By-law 160-2004, and in the matter of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O. 18, and the matter of the lands and premises located at 23 Elliott Street in the City of Brampton, in the Province of Ontario:

NOTICE OF INTENTION TO DESIGNATE

TAKE NOTICE that the Council of the City of Brampton intends to designate property situated at 23 Elliott Street in the City of Brampton, in the Province of Ontario, as a property of cultural heritage value or interest under Part IV of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O. 18.

DESCRIPTION OF PROPERTY

The property at 23 Elliott Street is located on the southwest corner of Elliott Street and Jessie Street, and contains a two-storey single detached residential dwelling.

SHORT STATEMENT OF THE REASON FOR THE DESIGNATION

The property at 23 Elliott Street is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value. The property meets the criteria for designation prescribed by the Province of Ontario under the three 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 [REDACTED], executors of William J. Large's will, granted the property to [REDACTED] in 1968 for one dollar. The property was later sold by [REDACTED] and [REDACTED], to [REDACTED] 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 HERITAGE ATTRIBUTES

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

The short statement of reason for the designation, including a description of the heritage attributes along with all other components of the detailed Heritage Report: Statement of Reason for Heritage Designation, constitute the "reason for heritage designation" required under the *Ontario Heritage Act*.

Please contact Cassandra Jasinski, Heritage Assistant, at 905-874-2618 to view this document, and for further information. Any objections to this proposed designation must be filed with the City Clerk no later than 4:30 p.m. on January 6, 2017 (within 30 days of the publication of this notice).

Date: December 7, 2016

Peter Fay, City Clerk
2 Wellington St. W., Brampton, ON L6Y 4R2
905-874-2106 (voice), 905-874-2119 (fax) 905-874-2130 (TTY)
cityclerksoffice@brampton.ca