

**REVISED DRAFT**  
**Evaluation of 41 Elliott Street**  
**According to *Ontario Regulation 9/06***  
**City of Brampton**

Prepared for  
**Corporation of the City of Brampton**  
2 Wellington Street West  
Brampton, ON L6Y 4R2

By  
**Archaeological Research Associates Ltd.**  
50 Nebo Road, Unit 1  
Hamilton, ON L8W 2E3  
Tel: (519) 804-2291 Fax: (519) 286-0493  
[www.araheritage.ca](http://www.araheritage.ca)

HR-505-2024  
Project #: 2023-0494

**06/18/2024**

## TABLE OF CONTENTS

<b>1.0</b>	<b>INTRODUCTION</b>	<b>1</b>
<b>2.0</b>	<b>METHOD</b>	<b>1</b>
2.1	Field Survey	1
2.2	Research	1
2.3	Consultation	1
2.4	Method Conclusion	1
<b>3.0</b>	<b>PROPERTY INFORMATION</b>	<b>1</b>
<b>4.0</b>	<b>LEGISLATIVE FRAMEWORK</b>	<b>4</b>
4.1	Provincial Policies and Guidelines	4
4.1.1	The Planning Act	4
4.1.2	The Provincial Planning Statement (2024)	4
4.1.3	Ontario Heritage Act	5
<b>5.0</b>	<b>PHOTOGRAPHS</b>	<b>7</b>
<b>6.0</b>	<b>BACKGROUND INFORMATION</b>	<b>14</b>
6.1	Architecture or Design	14
6.2	History	17
6.2.1	City of Brampton History	17
6.2.2	Site Specific History	19
6.3	Context	22
<b>7.0</b>	<b>MAPS</b>	<b>26</b>
<b>8.0</b>	<b>EVALUATION OF SIGNIFICANCE</b>	<b>32</b>
<b>9.0</b>	<b>HERITAGE ATTRIBUTES</b>	<b>34</b>
<b>10.0</b>	<b>STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST</b>	<b>35</b>
<b>11.0</b>	<b>MAP OF HERITAGE ATTRIBUTES</b>	<b>38</b>
<b>12.0</b>	<b>CONCLUSIONS</b>	<b>42</b>
<b>13.0</b>	<b>BIBLIOGRAPHY AND SOURCES</b>	<b>43</b>

## LIST OF MAPS

<b>Map 1: Subject Property in the City of Brampton</b>	<b>2</b>
<b>Map 2: Subject Property on Current Aerial Image</b>	<b>3</b>
<b>Map 3: Image Locations of Subject Property on a Current Aerial Photograph</b>	<b>7</b>
<b>Map 4: Map of Registered Plans Illustrating Brampton's Development from 1848-2000</b>	<b>18</b>
<b>Map 5: Subject Property Shown on an 1859 Historic Map</b>	<b>26</b>
<b>Map 6: Subject Property Shown on an 1877 Historic Map</b>	<b>27</b>
<b>Map 7: Subject Property Shown on Historic 1909 Topographic Map</b>	<b>28</b>
<b>Map 8: Subject Property Shown on a 1917 and 1924 Fire Insurance Plan</b>	<b>29</b>
<b>Map 9: Subject Property Shown on A 1931 and 1940 Fire Insurance Plan</b>	<b>30</b>
<b>Map 10: Subject Property Shown on 1954 Aerial Photograph</b>	<b>31</b>
<b>Map 11: Map of Heritage Attributes of 41 Elliott Street</b>	<b>39</b>

<b>Map 12: Map of Heritage Attributes of 41 Elliott Street</b>	<b>40</b>
<b>Map 13: Map of Heritage Attributes of 41 Elliott Street</b>	<b>41</b>

#### LIST OF IMAGES

<b>Image 1: North Façade of 41 Elliott Street</b>	<b>8</b>
<b>Image 2: Detail of Gable Peak on Façade of 41 Elliott Street</b>	<b>8</b>
<b>Image 3: Detail of First Storey Window Opening on Façade of 41 Elliott Street</b>	<b>9</b>
<b>Image 4: Northeast Corner of 41 Elliott Street</b>	<b>9</b>
<b>Image 5: Rear Detached Garage at 41 Elliott Street</b>	<b>10</b>
<b>Image 6: Northwest Corner of 41 Elliott Street</b>	<b>10</b>
<b>Image 7: Detail of Foundation of 41 Elliott Street</b>	<b>11</b>
<b>Image 8: Context View of Elliott Street from 41 Elliott Street</b>	<b>11</b>
<b>Image 9: Context View of Elliott Street From Fleming Avenue</b>	<b>12</b>
<b>Image 10: Context View of Elliott Street From Old Fairgrounds Park</b>	<b>12</b>
<b>Image 11: Context View of Old Fairgrounds Park Immediately Southeast of 41 Elliott Street</b>	<b>13</b>

#### LIST OF TABLES

<b>Table 1: Characteristics of Ontario Cottage Architecture</b>	<b>16</b>
<b>Table 2: Summary of Property Ownership at 41 Elliott Street</b>	<b>21</b>
<b>Table 3: Selection of 19<sup>th</sup> Century Buildings Along Elliott Street in City of Brampton</b>	<b>24</b>
<b>Table 4: Evaluation of the Cultural Heritage Value or Interest of 41 Elliott Street in Accordance with <i>O. Reg. 9/06</i></b>	<b>32</b>
<b>Table 5: Relationship of Heritage Attributes to Cultural Heritage Values</b>	<b>34</b>

#### LIST OF APPENDICES

<b>Appendix A: Figures and Historic Photos</b>	<b>45</b>
--	-----------

---

## GLOSSARY OF ABBREVIATIONS

ARA – Archaeological Research Associates Ltd.  
CHVI – Cultural Heritage Value or Interest  
HCD – Heritage Conservation District  
LRO – Land Registry Office  
MCM – Ministry of Citizenship and Multiculturalism  
MMAH – Ministry of Municipal Affairs and Housing  
OHA – Ontario Heritage Act  
O. Reg. – Ontario Regulation  
PPS – Provincial Planning Statement

## PERSONNEL

*Principal:* P.J. Racher, MA, CAHP  
*Director – Heritage Operations:* K. Jonas Galvin, MA, RPP, MCIP, CAHP  
*Project Manager:* L. Benjamin, MAES, RPP, MCIP, CAHP  
*Field Survey:* L. Benjamin  
*Historical Research:* S. Clarke, BA, CAHP  
*Photography:* K. Jonas Galvin, L. Benjamin, M. Cornwallis, BA, S. Clarke  
*Cartographer:* A. Bailey (GIS), M. Johnson (GIS), K. Crotty  
*Technical Writer:* M. Cornwallis  
*Heritage Attribute Mapping:* M. Cornwallis

## 1.0 INTRODUCTION

The City of Brampton has requested that Archaeological Research Associates Ltd. (ARA) evaluate the cultural heritage value or interest (CHVI) of 41 Elliott Street according to *Ontario Regulation (O. Reg.) 9/06*, as amended by *O. Reg. 569/22*, to determine if the property is worthy of designation under Part IV of the *Ontario Heritage Act (OHA)*.

## 2.0 METHOD

This report examines the design of the property, presents its history, and describes its context.

### 2.1 Field Survey

A field survey was conducted on February 7, 2024. The property was viewed and photographed from the public realm only. No interior access was afforded at this time. A site visit with permission to enter may assist with a deeper understanding of the property and its heritage attributes.

### 2.2 Research

Background information was obtained from historical maps (i.e., illustrated atlases), archival sources (i.e., historical publications and records) and published secondary sources (online and print).

### 2.3 Consultation

The property contributes to the Elliott Lands Neighbourhood, identified as a potential Heritage Conservation District (HCD) in the HCD feasibility study by George Robb Architect in 2009. Further, in 2023, the City of Brampton undertook an *Update of Municipal Register of Cultural Heritage Resources*. This project examined 319 properties within the downtown study area to update the existing information on each property and determine if the properties should be prioritized for designation. The City initiated this report as one of the high priority properties recommended for designation in response to changes to the *OHA* brought on by Bill 23. Specifically, this work addresses the deadline for all listed properties to be designated or removed from the Heritage Register within two years (January 1, 2025). On June 6, 2024, Bill 200 was passed extending the deadline to January 1, 2027.

### 2.4 Method Conclusion

Using the results of the field survey and research detailed above, the CHVI of 41 Elliott Street is evaluated against the criteria prescribed in *O. Reg. 9/06* of the *OHA*. If the property meets two of the criteria, a Statement of Cultural Heritage Value or Interest is then provided including a list of heritage attributes.

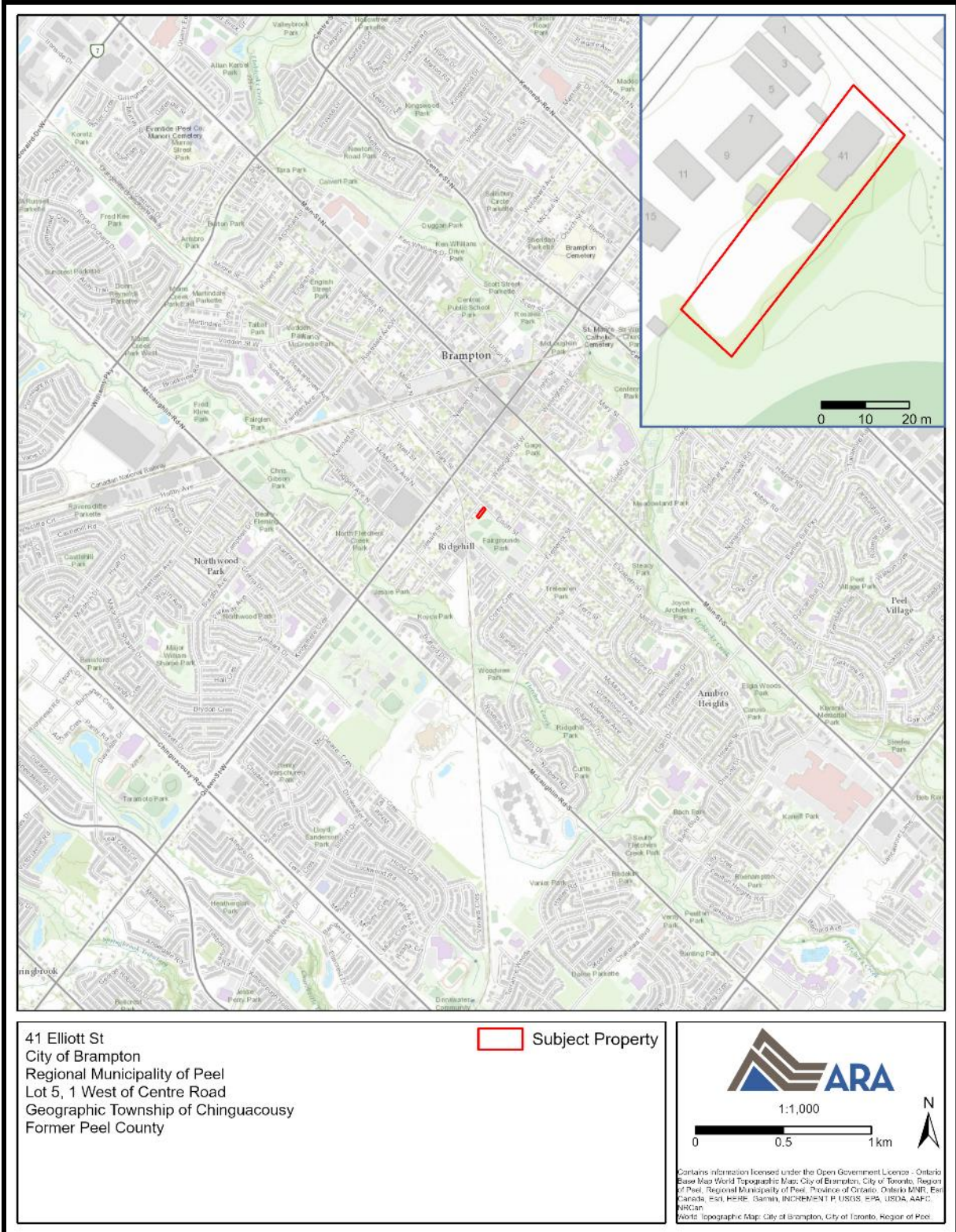
## 3.0 PROPERTY INFORMATION

Civic Address: 41 Elliott Street, City of Brampton, ON

Alternative Name(s): n/a

Legal Description: PLAN BR 21 PT LOTS 6 AND 7

The location of the subject property is displayed on Map 1 and Map 2.



Map 1: Subject Property in the City of Brampton  
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri)



**Map 2: Subject Property on Current Aerial Image**  
(Produced under licence using ArcGIS® software by Esri, © Esri; Google Earth 2022)

## 4.0 LEGISLATIVE FRAMEWORK

### 4.1 Provincial Policies and Guidelines

#### 4.1.1 *The Planning Act*

In Ontario, the *Planning Act* is the primary document used by provincial and municipal governments in land use planning decisions. The purpose of the *Planning Act* is outlined in Section 1.1 of the Act, which states:

1.1 The purposes of this Act are,

- (a) to promote sustainable economic development in a healthy natural environment within the policy and by the means provided under this Act;
- (b) to provide for a land use planning system led by provincial policy;
- (c) to integrate matters of provincial interest in provincial and municipal planning decisions;
- (d) to provide for planning processes that are fair by making them open, accessible, timely and efficient;
- (e) to encourage co-operation and co-ordination among various interests;
- (f) to recognize the decision-making authority and accountability of municipal councils in planning. 1994, c. 23, s. 4.

Part I Provincial Administration, Section 2 states:

The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under the Act, shall have regard to, among other matters, matters of provincial interest such as,

- (d) the conservation of features of significant architectural, cultural, historical, archaeological, or scientific interest. 1990: Part I (2. d).

Part I Provincial Administration, Section 3, 5 Policy statements and provincial plans states:

A decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Tribunal, in respect of the exercise of any authority that affects a planning matter,

- (a) shall be consistent with the policy statements issued under subsection (1) that are in effect on the date of the decision; and
- (b) shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be. 2006, c. 23, s. 5; 2017, c. 23, Sched. 5, s. 80.

The current *Provincial Planning Statement (PPS)*, issued under section 3 of the *Planning Act*, came into effect October 20, 2024.

#### 4.1.2 *The Provincial Planning Statement (2024)*

The *Provincial Planning Statement (PPS 2024)* contains a combined statement of the Province's land use planning policies. It provides the provincial government's policies on a range of land use planning issues including cultural heritage outlined in Chapter 1:

*Cultural heritage and archaeology in Ontario will provide people with a sense of place... The Province's rich cultural diversity is one of its distinctive and defining features (MMAH 2024:1-2).*

The PPS 2024, which was enforced as of October 20, 2024, promotes the conservation of cultural heritage resources through detailed polices in Section 4.6, such as 4.6.1 “*Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved,*” and 4.6.3 “*Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved*” (MMAH 2024:28).

Further, 4.6.5 b) notes “*Planning authorities are encouraged to develop and implement: b) proactive strategies for conserving significant built heritage resources and cultural heritage landscapes*” (MMAH 2024:28).

### **4.1.3 Ontario Heritage Act**

The *OHA*, R.S.O. 1990, c.018 is the guiding piece of provincial legislation for the conservation of significant cultural heritage resources in Ontario. The *OHA* gives provincial and municipal governments the authority and power to conserve Ontario's heritage. The *OHA* has policies that address individual properties (Part IV) and heritage districts (Part V), which require municipalities to keep a register of such properties and allows the municipalities to list non-designated properties that may have CHVI (Section 27).

To objectively identify cultural heritage resources, *O. Reg. 9/06* made under the *OHA* sets out nine criteria for CHVI (MCM 2006b:20-27). The criteria set out in the regulation were developed to identify and evaluate properties for designation under the *OHA*. Best practices in evaluating properties not yet protected employ *O. Reg. 9/06* to determine if they have CHVI. These nine criteria are:

1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method,
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit, or
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
6. The property has historical value or associative value because it, demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area,
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings, or

9. The property has contextual value because it is a landmark. (O. Reg. 569/22, s. 1 (2)).

An *OHA* designation provides the strongest heritage protection available for conserving cultural heritage resources.

### 5.0 PHOTOGRAPHS



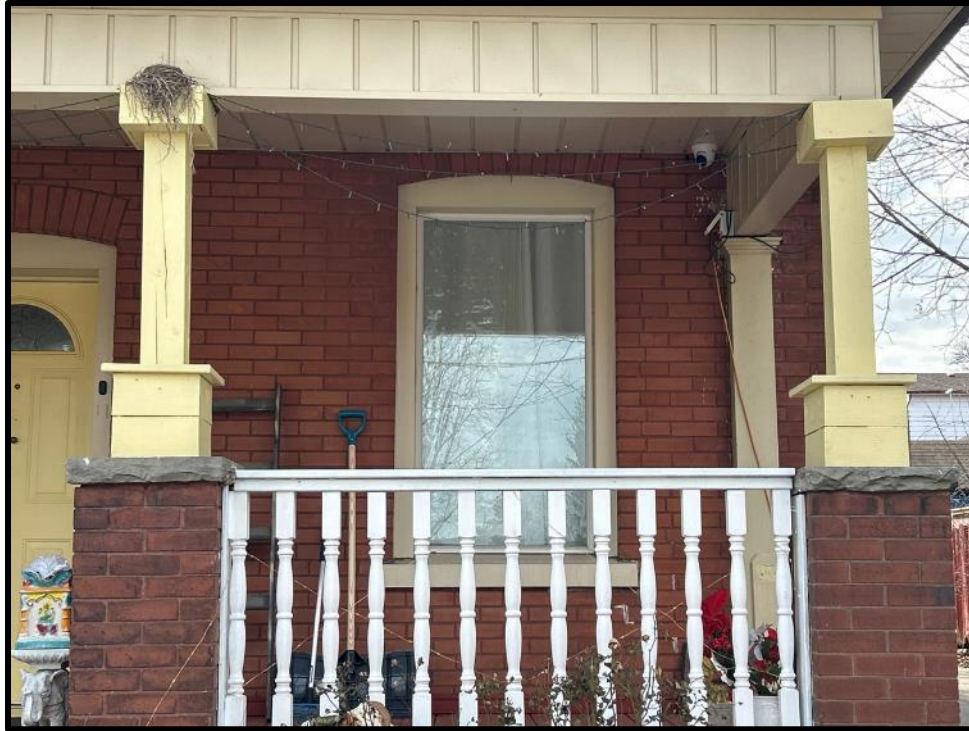
**Map 3: Image Locations of Subject Property on a Current Aerial Photograph  
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri)**



**Image 1: North Façade of 41 Elliott Street  
(Photo taken February 7, 2024; Facing South)**



**Image 2: Detail of Gable Peak on Façade of 41 Elliott Street  
(Photo taken February 7, 2024; Facing South)**



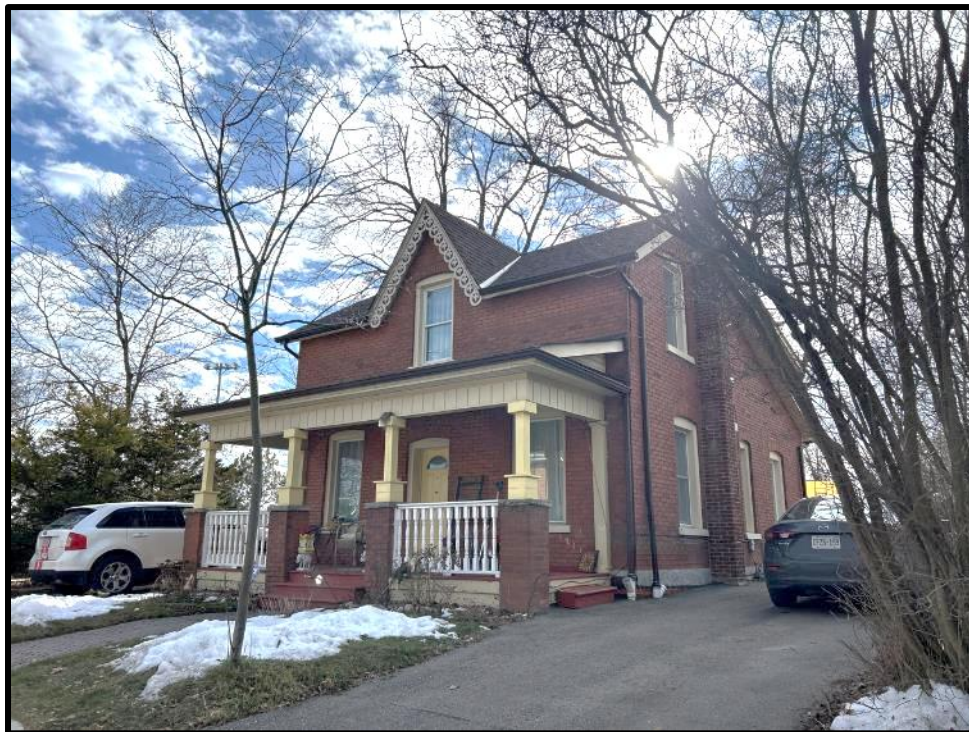
**Image 3: Detail of First Storey Window Opening on Façade of 41 Elliott Street  
(Photo taken February 7, 2024; Facing South)**



**Image 4: Northeast Corner of 41 Elliott Street  
(Photo taken February 7, 2024; Facing West)**



**Image 5: Rear Detached Garage at 41 Elliott Street  
(Photo taken February 7, 2024; Facing Southwest)**



**Image 6: Northwest Corner of 41 Elliott Street  
(Photo taken February 7, 2024; Facing South)**



**Image 7: Detail of Foundation of 41 Elliott Street  
(Photo taken February 7, 2024; Facing South)**



**Image 8: Context View of Elliott Street from 41 Elliott Street  
(Photo taken February 7, 2024; Facing Northwest)**



**Image 9: Context View of Elliott Street From Fleming Avenue  
(Photo taken February 7, 2024; Facing Southeast)**



**Image 10: Context View of Elliott Street From Old Fairgrounds Park  
(Photo taken February 7, 2024; Facing Northwest)**



**Image 11: Context View of Old Fairgrounds Park Immediately Southeast of 41 Elliott Street**  
**(Photo taken February 7, 2024; Facing Southeast)**

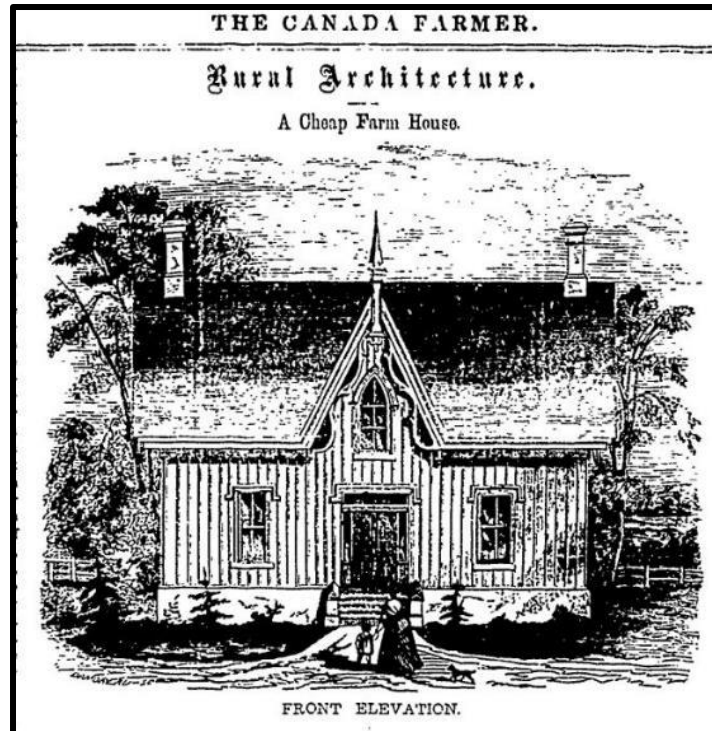
## 6.0 BACKGROUND INFORMATION

### 6.1 Architecture or Design

The Gothic Revival architectural style is rooted in medieval architecture and originated in England in the late 18<sup>th</sup> century. According to McAlester, the style is traced back to 1749, when Sir Horace Walpole “began remodeling his country house in the Medieval style, complete with battlements and multiple pointed-arch windows” (1984:200). Over the following century, the number of buildings that followed Gothic Revival principles increased so dramatically, likely the result of promotion by English architect A.W.N. Pugin, that they became commonplace throughout England (McAlester 1984). In North America, the publication of design plans and patterns by Andrew Downing “in 1842 (*Cottage Residences*) and in 1850 (*The Architecture of Country Houses*)” popularized the style (McAlester 1984:200). With many early settlers to Ontario being of English descent, it is not surprising that Gothic Revival architecture “first appeared [in Canada] in the 1820s and continued throughout the rest of the nineteenth century and well into the twentieth century, especially for religious buildings” (Ricketts et al. 2011: 55). As one of the most enduring of the revival styles, the variation of the style’s application from residences to churches is evident throughout Ontario.

According to Ricketts et al., “the style proved to be surprisingly adaptable, fluid, open to new interpretations with every new generation of architects” without losing the quintessential features that distinguish the style (2011:73). As a result, subcategories of the style emerge in Canada including the Romantic Gothic Revival Style (circa 1820), Ecclesiological Gothic Revival Style (circa 1840), High Victoria Gothic Revival Style (circa 1850s), and French Gothic Revival Style (end of the 19<sup>th</sup> century) (Ricketts et al. 2011). Not all Gothic Revival architecture is designed on such a grand scale, as the style’s application for smaller, more modest residences is also widespread. In Ontario specifically, the Gothic Cottage, also known as the “Ontario Cottage,” became one of “the most pervasive Ontario residential styles prior to 1950” (Kyles 2016).

There are three types of Ontario Cottages outlined by McKendry: 1) hipped roof, 2) gable roof with one-and-a-half storeys, and 3) gable roof with one-and-a-half storeys and a front central gable or peak interrupting the eaves (2016). McKendry also notes the central gable in the Ontario Cottage steepened over time and took on the proportions of the Gothic Revival style (2016). The prevalence of these styles in Ontario’s countryside is related to the pattern’s promotion in publications, specifically the design found in *The Canada Farmer* (1864) for, “A Cheap Farm House” (Vol. 1, No. 22). The article provides a set of design guidelines for the construction of a house to accommodate large families. The article notes these buildings “... can be built with brick walls...the appearance of the house shown in the...engraving might be considerably improved by the addition of a verandah” (Brown 1864:340; see Figure 1).



**Figure 1: “A Cheap Farm House” *The Canada Farmer* (Brown 1864:340)**

A description of the architecture/design of 41 Elliott Street is as follows:

- One-and-a-half storey frame building constructed to a rectangular plan with a symmetrical façade (Image 1)
- Red brick cladding laid in a stretcher bond pattern (Image 7)
- Parged foundation (likely rubblestone) (Image 7)
- Side gable roof with a steeply pitched centre gable peak over a single window opening (Image 1 and Image 4)
  - Centre gable peak features decorative wood vergeboard painted white (Image 2)
  - Roof is clad in asphalt shingles with projecting eaves and plain modern soffits
  - Modern drainage system with gutters and downspouts
  - Shed roof clad in vinyl siding extends from the rear (south) elevation over a one-and-a-half storey addition (Image 4 Image 6)
- An Edwardian Classical-inspired porch has been added to the façade with wooden columns (recent replacements painted yellow) atop square red brick piers with rock-faced stone caps (Image 1)
  - Covered with a shed roof clad in asphalt shingles and modern soffits
  - Turned wood balusters painted white (replacements) (Image 3)
  - Wood steps painted red lead to the central entrance and both sides of the porch (Image 7)
  - Porch base is clad in horizontal wood planks painted cream (Image 1)
- Varied fenestration on the side elevations (Image 4 and Image 6)
- Entrance is located in the centre on the façade’s first storey (Image 1)
  - The door appears to be a modern replacement panel door with a semi-circular window

- All window and door openings on the north façade and east and west elevations are segmentally arched with brick voussoir and smooth concrete lug sills (Image 2, Image 3, Image 4, and Image 6)
  - All windows appear to be single hung or single pane modern replacement units with white casings
- A single red brick chimney projects from the exterior of the west elevation (Image 6 and Image 7)
- One-and-a-half storey rear addition constructed at some point in the early 20<sup>th</sup> century, and built upon again in the mid-20<sup>th</sup> century, is clad in red brick and extends the side gable roof to the first storey (CoB 2019) (Image 4 to Image 6)
  - An additional one-storey addition clad in vinyl siding with a flat roof appears to project to the south from the rear brick addition
- One-storey, detached, single-car garage located southeast of the rear of the residence (Image 5)
  - Clad in cream-coloured vinyl siding with a tall front gable roof clad in asphalt shingles and a shingled roof skirt
  - Single garage door on the left (east) side of the façade
  - Single modern door painted yellow on the right (west) side of the façade

When examined against the typical characteristics of the Gothic Revival-inspired Ontario Cottage as outlined in *Well-Preserved* (Fram 2003), *Ontario Architecture* (Blumenson 1990), *Ontario Architecture Online* (Kyles 2016), and *A Field Guide to American Houses* (McAlester 1984), 41 Elliott Street exhibits most of the characteristics of the style and can therefore be considered a representative example of an Ontario Cottage (see Table 1).

**Table 1: Characteristics of Ontario Cottage Architecture**  
(Adapted from Fram 2003; Blumenson 1990; Kyles 2016; McAlester 1984)

Characteristics of Ontario Cottage Architecture	Characteristics of 41 Elliott Street
One-and-a-half storeys	Yes
Rectangle, L-shaped or T-shaped plan	Yes – Rectangular
Symmetrical or balanced façade	Yes
Ornate doorways (often with sidelights and transom)	No
Hip roof or gable roof with central gable	Yes
Window in central gable (half moon or lancet window is common, however regional variation is often expressed)	Yes – Segmentally Arched
Roof can have a dormer, a belvedere or two chimneys often symmetrically placed	Partial – One chimney
Decorative woodwork (expressed in finials, trim, verge boards, verandahs, or entrances)	Yes
Dichromatic brickwork (often expressed in voussoirs, quoins, or brick banding)	No
Partial or full porch (often with split post and shallow roof)	Yes

## 6.2 History

### 6.2.1 City of Brampton History

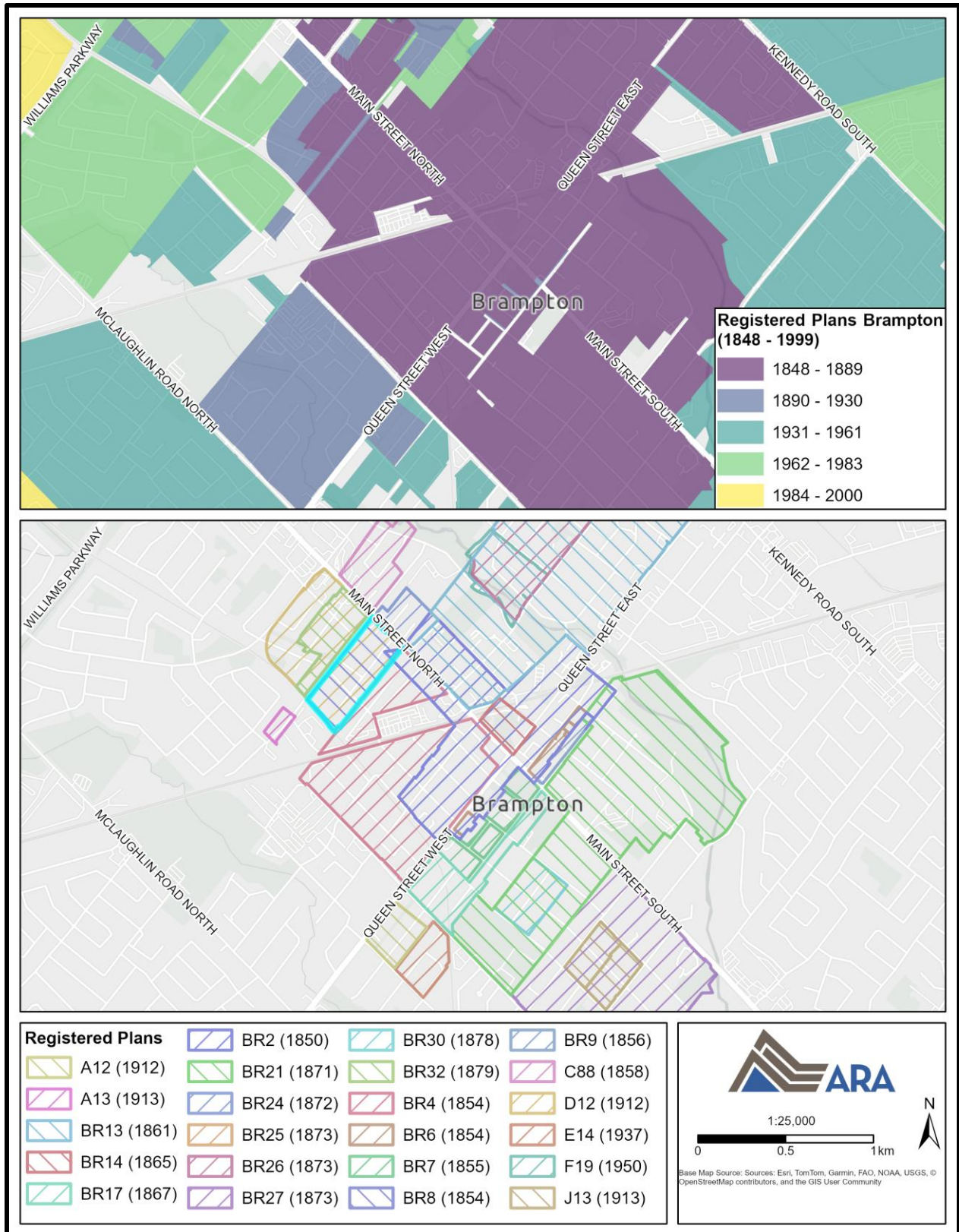
Brampton was established in the early 1820s in the Township of Chinguacousy following the arrival of settlers from Brampton, Cumberland, Northern England. At the time of its settlement, Hurontario Street (now Main Street) and Queen Street had been laid and early residences sprang up along the roadways. This intersection is the historical heart of modern Brampton and would become known as the "four corners" (CoB 2024).

John Elliott named the settlement Brampton in 1834, in honour of his English home, after which he proceeded to register various plans of subdivision of Lot 5, Concession 1 West of Hurontario Street beginning in 1850. John Scott Esquire was the first business owner at Brampton, operating a store, distillery, and pot ashery. Scott also had a small mill for grinding and chopping grain for the distillery. In 1853, Brampton was incorporated as a village and the population was around 500 inhabitants (CoB 2024). The local economy was growing, and the Village supported the surrounding farms and rural hamlets. The Grand Trunk Railway arrived in Brampton in 1856 and triggered an economic boom. By 1867, the Village of Brampton was selected as the Peel County seat. The County Courthouse, Jail and other public buildings were constructed. Kenneth Chisholm built Alderlea, a massive estate in the heart of the Village, and other large homes were built near the Courthouse (CoB 2024). Extensive land holdings surrounding the four corners were subdivided to build houses for the many new inhabitants arriving in the area (CoB 2024). These land holdings, which began to be developed at the same time as the historic core of Brampton, evolved into the residential side streets that extend from Queen Street West and Main Street North. For example, the residential neighbourhood northwest of the four corners became known as the "Washington Block" when it was named as such in the BR8 block plan registered by Robert Lowes and surveyed by C.J. Wheelock in 1854. Brampton was incorporated as a town in 1873 and John Haggert, an industrialist and owner of the Haggert Brothers Manufacturing Company, was elected the first Mayor (CoB 2024).

On the following page, Map 4 illustrates the phases of development in Brampton's core by date and registered plan beginning around the four corners in the mid-19<sup>th</sup> century and successively expanding outwards to developments that took place up to the turn of the 21<sup>st</sup> century.

The 20<sup>th</sup> century brought new industries to the town, mostly along the railway line, and included the Hewetson Shoe factory, Williams Shoe factory, Copeland-Chatterson Loose-Leaf Binder Company, the Brampton Knitting Mills, and cabinet makers Phillips and Bryant (CoB 2024). These new industries joined long standing enterprises such as the large greenhouses for flower production established in the 1860s by Edward Dale, which helped to earn Brampton's nickname, the "Flowertown of Canada" (CoB 2024).

The Great Depression and two World Wars took their toll on the local economy and saw the closure of factories and the decline of the flower industry (CoB 2024). Brampton slowly transformed in the 1940s and 1950s as the automobile changed the landscape. New subdivisions were constructed as Toronto's urban growth spilled into the area. In 1974, the Region of Peel was created and Brampton was incorporated as a city.



**Map 4: Map of Registered Plans Illustrating Brampton's Development from 1848-2000**  
 (Produced by ARA under licence using ArcGIS® software by Esri, CoB 2025)

### 6.2.2 Site Specific History

**The building at 41 Elliott Street was built circa 1873 as a residence for William McConnell.** Below is a history of the property from 1841 until the present day:

- The Crown Patent for Lot 5, Concession 1 WHS (200 acres) went to John Elliott in July 1841 (see Table 2)
  - John Elliott is credited with naming the Town of Brampton in 1834 (CoB 2024)
  - Tremaine's map of 1859 indicates the subject property was situated within the lands of George Wright at that time (see Map 5)
  - Elliott Street was not laid at this time according to the 1859 map
  - No structures are indicated within the subject property
- In November 1867, A.B. Scott registered Plan BR17 as a subdivision of part of the east half of Lot 5, Concession 1 WHS
- Jane Elliott and the executors of John Elliott sold multiple lots, including Lots 6 and 7 of Plan BR17, to Charles Dawson in August 1871
- Charles Dawson and his wife released Lots 6 and 7, Plan BR17 and other lands to William McConnell and his wife Ann in March 1872
  - William McConnell was born at the McConnell homestead on Lot 5, Concession 5 East in the Township of Chinguacousy, Peel County in 1834 (PB n.d.a)
  - The subject building was constructed by William McConnell after 1873 (CoB 2019)
  - In 1881, William McConnell was a 47 year old Gentleman living with his wife Ann (age 48) and their children Minnie (age 19), Charlotte (age 17), Jessie (age 15), Wilhelmina (age 11) and Annie (age 9) (LAC 1881)
  - William McConnell is considered a significant Brampton resident who was integral to the development of the Brampton Fairgrounds (present day Old Fairgrounds Park located immediately southeast of the subject property) (CoB 2019:4)
  - McConnell is credited with constructing several residences in the Town of Brampton (PB n.d.b; *Brampton Conservator* 1910)
    - It is possible that McConnell is responsible for building the residences at 36 Elliott Street and 32 Elliott Street, also red brick one-and-a-half storey Ontario Cottages (CoB 2019)
  - McConnell worked with James Hamilton as an Undertaker in Brampton (PB n.d.b)
  - William McConnell was a caretaker at the Court House in Brampton for a period of time (*Brampton Conservator* 1910)
  - William McConnell died June 6, 1910 at the age of 76 (*Brampton Conservator* 1910)
- An 1877 map indicates Elliott Street had been laid by this time and the surrounding lands were under development (see Map 6)
  - This map shows a developed area within the Town of Brampton but does not depict the subject property specifically
- McConnell sold the subject property to R.H. Hodgson in April 1883
- Hodgson and his wife sold the subject property to Richard Watson one month later in May 1883
  - Research could not confirm if Watson resided at the property

- William McConnell sold the remainder of his property (excepting the subject property sold to Hodgson) to the County of Peel for the County Agricultural Society in November 1884 (see Figure 2 to Figure 4 in Appendix A)
  - McConnell established the track on the fairgrounds, which was used as a driving park (PB n.d.b; *Brampton Conservator* 1910)
  - Athletic competitions were also held at the fairgrounds (PB n.d.b)
- In June 1904, Richard Watson sold the subject property to Mary Sweeney
- Land Registry Records indicate a significant increase in property value between 1904 and 1918, which is likely when the first rear addition was constructed (CoB 2019)
  - A rear second storey addition clad in vinyl appears to have been constructed sometime in the mid-20<sup>th</sup> century (CoB 2019)
- A topographic map from 1909 indicates the subject building was of frame construction at the time (see Map 7)
  - The Exhibition Grounds, also known as the fairgrounds, are indicated to the southeast of the subject property
- Sweeney sold the subject property to Mary Nelson in June 1918
- The 1917 Fire Insurance Plan does not have coverage for the subject property; however the 1924 Fire Insurance Plan indicates the subject building was a two storey brick building with a one-and-a-half storey garage and one storey outbuilding on the property (see Map 8)
  - Although the 1924 plan indicates the subject building is of brick construction, the 1909 topographic map and subsequent Fire Insurance Plans suggest the building was actually clad with a brick veneer by this time rather than being of brick construction
  - The municipal address of the subject property was 178 Elliott Street in 1924
- Fire Insurance Plans from 1931 and 1940 depict the same subject property layout as shown on the 1924 plan, however the 1931 and 1940 plans indicate the subject building is of frame construction clad in brick (see Map 9)
  - A comparison of the 1909 topographic map and the 1931 and 1940 Fire Insurance Plans suggests the subject building was originally frame and was clad with brick by 1924
  - The municipal address of the subject property was 356 Elliott Street in 1931 and 41 Elliott Street by 1940
- Mary Nelson retained the property until March 1943 when she sold it to Herbert and Eleanor Copeland
- The Copelands sold the subject property to George and Emma Allan in April 1946
- An aerial image from 1954 indicates the location of the subject property and depicts the adjacent fairgrounds with the driving park track (see Map 10)
- Emma Allan's executors sold the subject property to Diane Schulz in 1976
- The subject property was sold various times between 1976 and 2020 when it came under the ownership of Jagvinder Banwayat, Kulvinder, and Daljeet Saini

**Table 2: Summary of Property Ownership at 41 Elliott Street  
(LRO #43)**

Instrument #	Instrument	Date	Grantor	Grantee	Comments
----	Patent	14 Jul 1841	Crown	John Elliott	All Lot 5, Concession 1 WHS, 200 acres
17	Plan	27 Nov 1867	John Elliott	A.B. Scott	Subdivision of part of the east half of Lot 5, Concession 1 WHS
21	Plan	May 1871	Plan of Part of the Estate of the Late John Elliott, Esq.	-----	-----
593	Bargain and Sale	22 Aug 1871	Jane Elliott et al.	Charles Dawson	\$1,540.00, all and other lands
726	Release	22 Mar 1872	Charles Dawson and wife	William McConnell et al.	Lot 6, Plan BR17 and other lands
3224	Bargain and Sale	5 Apr 1883	William McConnell et al.	R.H. Hodgson et al.	41 Elliott Street
3261	Bargain and Sale	4 May 1883	R.H. Hodgson and wife	Richard Watson	41 Elliott Street; \$900.00
3604	Bargain and Sale	29 Nov 1884	William McConnell	County Agricultural Society, County of Peel	\$3,900.00
972	Quit Claim	11 Mar 1893	Jane Elliott et al.	William McConnell	Part
6929	Bargain and Sale	29 Sep 1904	Richard Watson	Mary Sweeney	41 Elliott Street; \$500.00
12797	Bargain and Sale	25 Jun 1918	Mary Sweeney	Mary Nelson	41 Elliott Street; \$2,500.00
20846	Grant	31 Mar 1943	Mary Nelson	Herbert and Eleanor Copeland	41 Elliott Street; \$1,250.00
21778	Grant	15 Apr 1946	Herbert and Eleanor Copeland	George and Emma Allan	41 Elliott Street; \$3,600.00
382911VS	Grant	19 May 1976	Executors of Emma M. Allan	Diane Schulz	41 Elliott Street
596726	Grant	30 Nov 1981	Diane and Thomas Schulz	Ivan and Denise Gaizuskas	41 Elliott Street #385911VS, excepting part
712600	Grant	30 Apr 1985	Ivan and Denise Gaizuskas	Hugh and Karan Van Patter	41 Elliott Street re: #385911VS
RO854070	Transfer	12 Jul 1988	Hugh and Karan Van Patter	Ann O'Reilly	41 Elliott Street
PR1033331	Transfer	23 Mar 2006	Ann O'Reilly	Ann O'Reilly and Peter Bailey	41 Elliott Street
PR3189995	Transfer	24 Aug 2017	Peter Bailey and Ann O'Reilly	Bhupinder Nizzer	41 Elliott Street
PR3756962	Transfer	23 Dec 2020	Bhupinder Nizzer	Kulvinder and Daljeet Saini, Jagvinder Banwayat	41 Elliott Street

### 6.3 Context

- Located at 41 Elliott Street in the historic core of the City of Brampton
  - The “core” comprises primarily late 19<sup>th</sup> century commercial land uses along Queen Street and Main Street, and late 19<sup>th</sup> to mid-20<sup>th</sup>-century residential neighbourhoods organized in a grid pattern to the north and south
  - While not in the commercial core of Brampton, the subject property remains within the residential portion of the historic core, comprised of a grid of side streets
  - Elliott Street runs roughly northwest to southeast from Queen Street West to Harold Street and parallel to Main Street South, three blocks to the west
- The building is situated on the south side of Elliott Street, east of Fleming Avenue, and directly north of the Old Fairgrounds Park, within a dense residential neighbourhood
  - Old Fairgrounds Park is the former site of the Brampton Fairgrounds also noted as the ‘Exhibition Grounds’ on historic mapping (see Map 7)
  - This land (directly adjacent to the subject property) was originally used as a driving park in the 1870s and later sold by the owner of 41 Elliott Street to become the new site of the Brampton Fairgrounds in 1884 (CoB 2019)
  - The Brampton Fairgrounds were sold to the City of Brampton in 1992 and the adjacent land is now known as Old Fairgrounds Park (CoB 2019)
  - 41 Elliott Street “maintains its contextual connection with the adjacent land, which continues to be used by the community for recreational uses” (CoB 2019:4)
- The property contributes to the Elliott Lands Neighbourhood, identified as a potential Heritage Conservation District (HCD) in the HCD feasibility study prepared for a number of neighbourhoods in the City of Brampton by George Robb Architect et al. in 2009
  - The study describes this area’s distinct character as follows: “The deep and narrow lot pattern is a reminder of the residential growth patterns in the City of Brampton in the mid-19<sup>th</sup> and early 20<sup>th</sup> century” (CoB 2019:4)
  - George Robb Architect et al.’s identification of the character of the Elliott Lands Neighbourhood supports the contextual assessment detailed in this section
- It has a moderate setback from Elliott Street on a deep and narrow lot
- An asphalt driveway accessed from Elliott Street runs along the east side of the residence and terminates at the single-car garage, and another asphalt driveway accessed from Elliott Street runs along the west side of the residence and curves behind the building in the rear yard
- The front yard of the flat property is grassed and landscaped with an interlocking brick walkway leading to the central entrance, and foundation plantings along the façade of bushes and shrubs
- One young tree is growing in the front yard and a number of mature trees, providing canopy cover, appear to be growing in the rear yard and along the west property line
- The Elliott Street streetscape character can be described as follows:
  - For the purposes of this report, geographically, the Elliott Street streetscape includes Elliott Street from approximately Queen Street West to Frederick Street (see Map 6, Map 7 and Map 10)
  - Comprised of predominantly one to two-and-a-half storey residences on narrow lots with the Old Fairgrounds Park and McHugh Public School comprising open park space and a significant portion of the streetscape
  - Primarily brick construction (majority are red, brown or multitone brick)

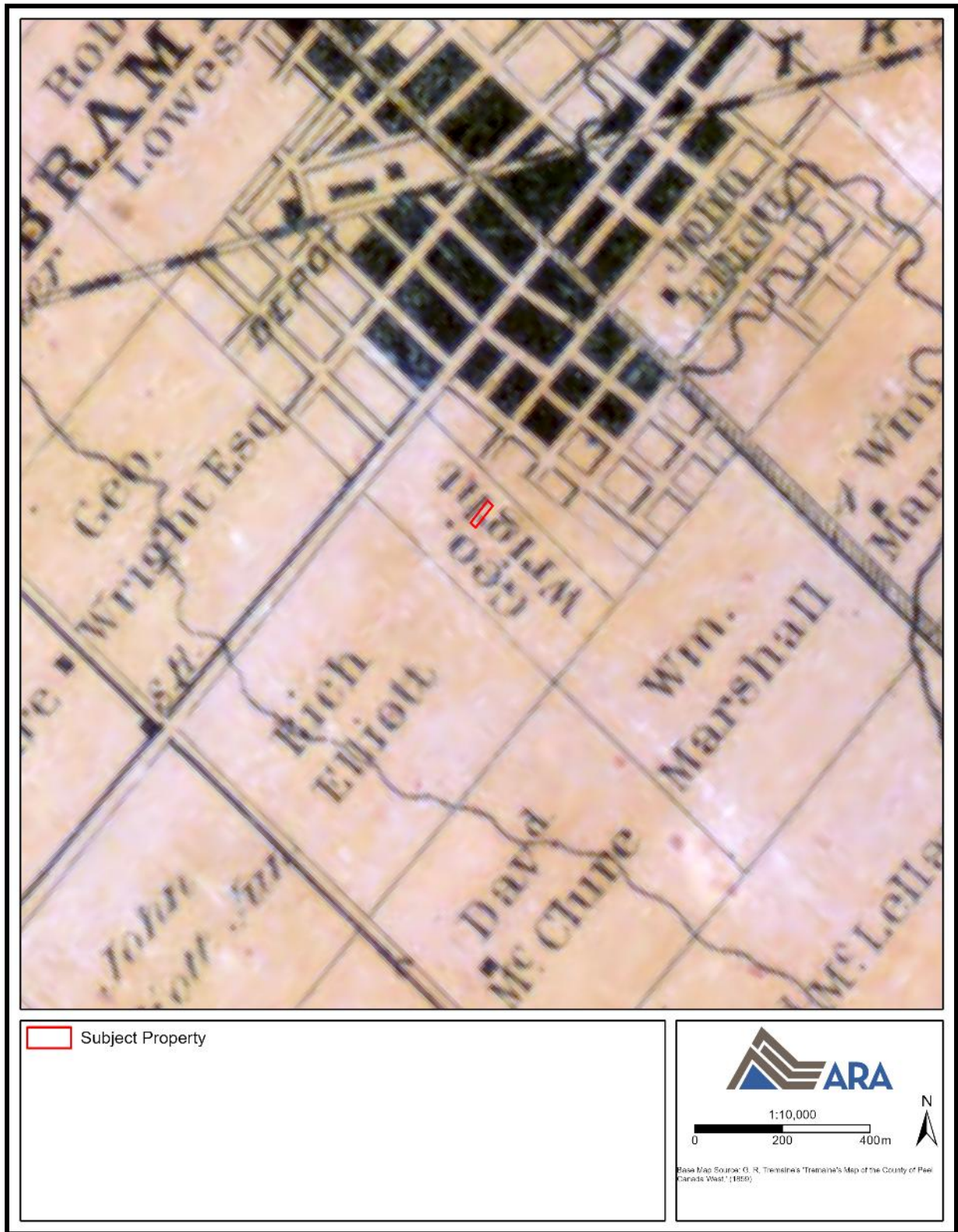
- Many buildings share similar features including front and side gable roofs, front porches, and detached single-car garages set back slightly from the residences
- Streetscape exhibits relatively narrow and consistent setbacks
- Elliott Street includes a sidewalk on both sides with a grassed boulevard planted with mature street trees (a grassed boulevard is not present on the block containing the subject property)
- Several residential side streets extend from Queen Street West and Mill Street South that were developed at the same time as the historic core of Brampton. The residential side street character can be described as follows:
  - Residential side streets in keeping with the development of the core as shown in the historic mapping (see Map 6, Map 7 and Map 10) include: Flemming Avenue, Wellington Street West, Craig Street, Mill Street South, and Elizabeth Street South
  - The character of the residential side streets is generally in keeping with the character of the Elliott Street streetscape
  - Comprised of predominantly one to two-and-a-half storey residential buildings
  - Primarily brick construction (majority are red, brown or multitone brick, many covered with siding)
  - Variety of architectural styles including Tudor, Gothic Revival, and a range of vernacular Ontario Cottages and front gable Edwardian structures
  - Setbacks are relatively narrow and consistent
  - Streetscapes include sidewalks on both sides with a grassed boulevard, often planted with street trees
  - Many buildings on the residential side streets share similar features including brick cladding, front and side gable roofs, and front porches
  - Many of the buildings along Elliott Street and the residential side streets date from the late 19<sup>th</sup> to mid-20<sup>th</sup> century
- Table 3 lists a selection of the buildings based on the inventory provided by the City of Brampton including a brief description, year constructed, and photographs to support the description of the character of Elliott Street and the residential side streets

**Table 3: Selection of 19<sup>th</sup> Century Buildings Along Elliott Street in City of Brampton**

Address	Brief Description	Est. Year Constructed	Photo
23 Elliott Street (Bert Large House)	Residence, Gothic Revival, two-storey cross gable, lancet window opening within the gable peak  Designated under Part IV of the OHA	Circa 1878	
32 Elliott Street	Residence, two-storey Gothic Revival Ontario Cottage, red brick with an enclosed porch and a lancet window opening within the gable peak  May have been built by the same individual that constructed the subject property, William McConnell	Circa 1925	
33 Elliott Street	Residence, two-storey clad in vinyl siding, front gable roof, decorative vergeboard detailing, and an open porch	1870	
36 Elliott Street	Residence, one-and-a-half storey red brick Gothic Revival Ontario Cottage with a side gable roof and a centre gable with a lancet window, and a covered porch spanning the façade  May have been built by the same individual that constructed the subject property, William McConnell	Circa 1880	
40 Elliott Street	Residence, one-storey vernacular structure clad in red brick with a covered porch supported by half brick columns	Unknown	

Address	Brief Description	Est. Year Constructed	Photo
42 Elliott Street	Residence, one-storey, Tudor with multitone brick cladding with an arched entryway with soldier course trim and a tall brick chimney	Unknown	
44 Elliott Street	Residence, two-and-a-half storey red brick Edwardian construction with a covered front porch and a hip roof with two side dormer windows	Unknown	
46 Elliott Street	Residence, two-storey red brick vernacular construction with two gable dormers and a one-storey addition to the side	Unknown	
48 Elliott Street	Residence, one-and-a-half storey Tudor-inspired structure with multitone brick cladding and an asymmetrical façade with an entablature surrounding the doorway	Unknown	

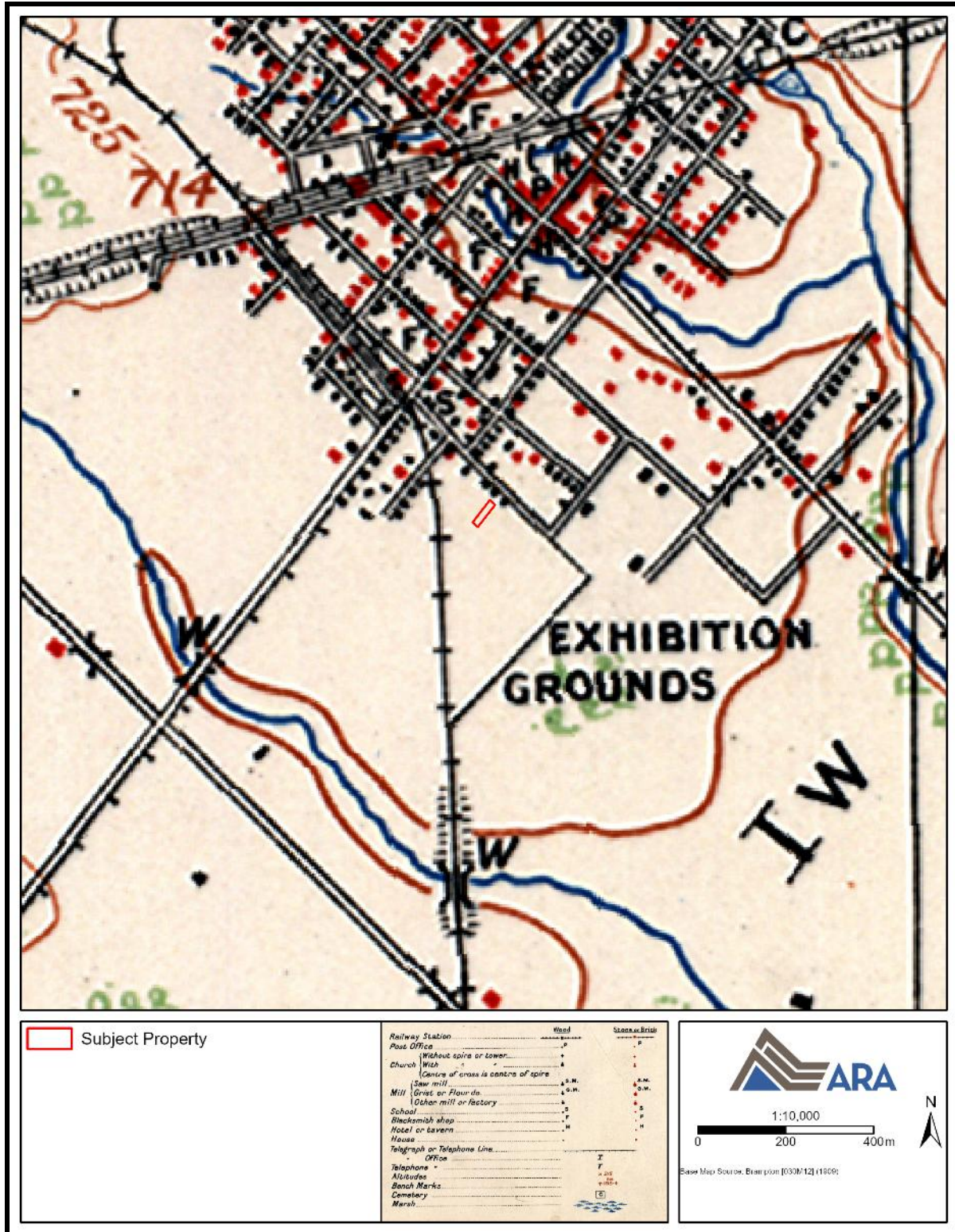
### 7.0 MAPS



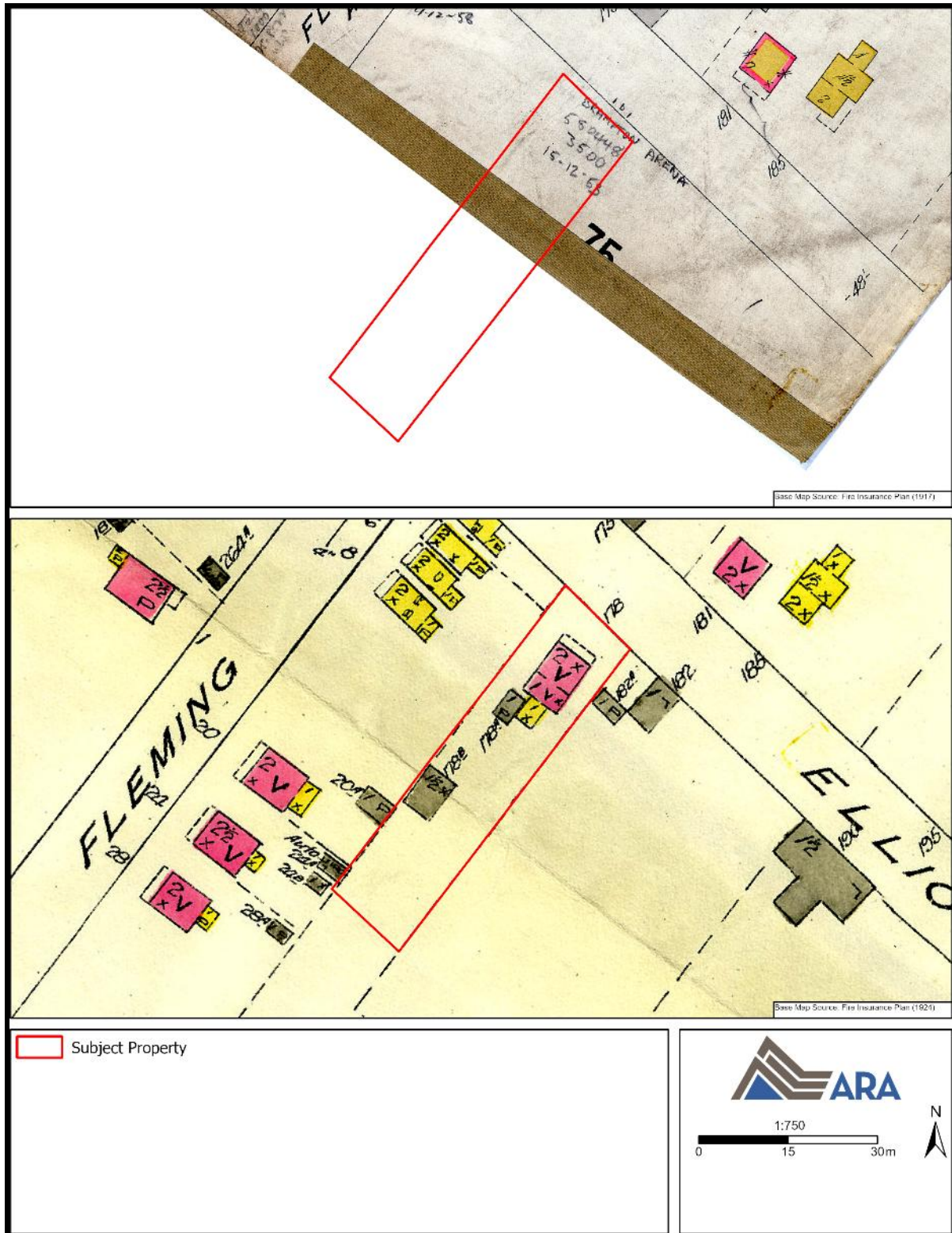
**Map 5: Subject Property Shown on an 1859 Historic Map**  
(Produced under licence using ArcGIS® software by Esri, © Esri; OHCMP 2018)



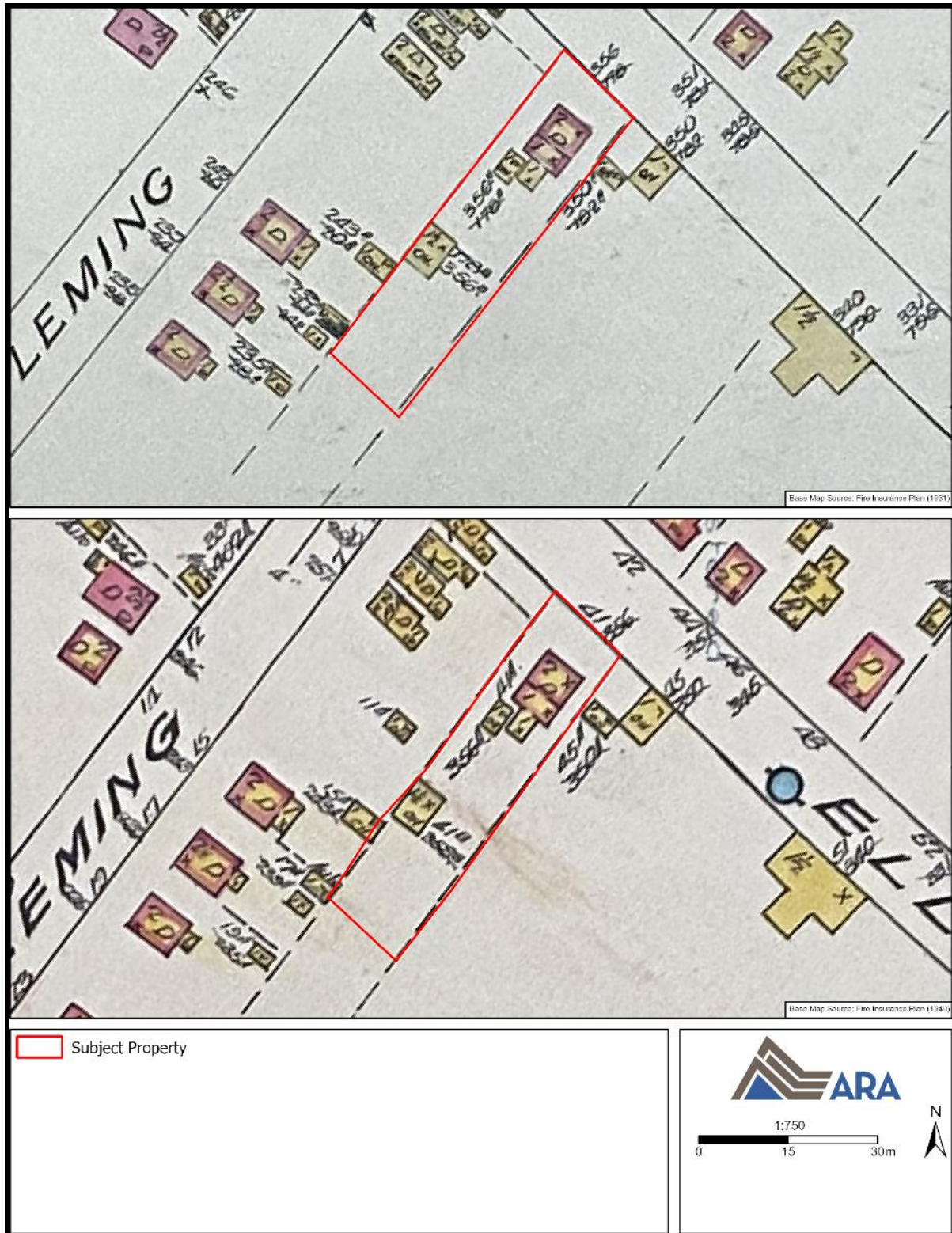
**Map 6: Subject Property Shown on an 1877 Historic Map**  
(Produced under licence using ArcGIS® software by Esri, © Esri; McGill University 2001)



**Map 7: Subject Property Shown on Historic 1909 Topographic Map**  
 (Produced under licence using ArcGIS® software by Esri, © Esri; OCUL 2021)



**Map 8: Subject Property Shown on a 1917 and 1924 Fire Insurance Plan**  
(Produced under licence using ArcGIS® software by Esri, © Esri; USB 1917, 1924)



**Map 9: Subject Property Shown on A 1931 and 1940 Fire Insurance Plan  
(Produced under licence using ArcGIS® software by Esri, © Esri; USB 1931, 1940)**



**Map 10: Subject Property Shown on 1954 Aerial Photograph**  
(Produced under licence using ArcGIS® software by Esri, © Esri; University of Toronto 2021)

## 8.0 EVALUATION OF SIGNIFICANCE

Using the information provided by the consultation, field survey, and additional historical and contextual research, an evaluation of 41 Elliott Street according to *O. Reg. 9/06*, can be found below in Table 4.

**Table 4: Evaluation of the Cultural Heritage Value or Interest of 41 Elliott Street in Accordance with *O. Reg. 9/06***

Description	Criteria Met Yes/No	Value
The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material or construction method	Yes	41 Elliott Street is a representative example of the Gothic Revival-inspired Ontario Cottage architectural style. The Ontario Cottage emphasizes symmetry, especially within the façade as well as simplicity in the design. The one-and-a-half storey frame building is clad in red brick laid in a stretcher bond pattern. A simple, symmetrical, rectangular plan with a medium pitched side gable roof and a steeply pitched central gable peak over a single window opening are the hallmarks of this style and all are exemplified in the design of 41 Elliott Street. The central gable features decorative vergeboard, characteristic of Ontario Cottages influenced by the Gothic Revival style. The window and door openings are segmentally arched with simple brick voussoir and smooth concrete lug sills, and a single red brick chimney projects from the exterior of the west elevation.
The property has design value or physical value because it displays a high degree of craftsmanship or artistic value	No	41 Elliott Street does not display a high degree of craftsmanship or artistic value. The materials and techniques used for its construction were common for their time.
The property has design value or physical value because it displays a high degree of technical or scientific achievement	No	41 Elliott Street does not display a high degree of technical or scientific achievement.
The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	Yes	<p>41 Elliott Street has direct associations with William McConnell, a Brampton resident who played an integral role in the development of the former Brampton Fairgrounds in 1884 by selling his land adjacent to the subject property for the fairground's new location. McConnell purchased the land at 41 Elliott Street in 1873 and is believed to have constructed the existing dwelling shortly after he had purchased the adjacent 13 acres in 1872. He was responsible for constructing and operating a driving park on the land used to race horses and hold athletic meets. In 1884, McConnell sold the adjacent 13 acres to the County of Peel Agricultural Society, who were seeking a new location for the Brampton Fairgrounds. The annual agricultural fair would eventually become known as the Brampton Fall Fair. The County of Peel Agricultural Society used the property from 1884 until the early 1990s when it was sold to the City of Brampton and adapted to the Old Fairgrounds Park, a community park used for recreational purposes.</p> <p>An article written about William McConnell's death in 1910 stated he worked in partnership with James Hamilton as an undertaker and that he built several houses in Brampton. Two Ontario Cottage-style houses at 36 Elliott Street and 32 Elliott Street, similar in design to the subject property, where</p>

Description	Criteria Met Yes/No	Value
		constructed around the same time and may have also been built by William McConnell.
The property has historical value or associative value because it yields or has the potential to yield information that contributes to the understanding of a community or culture	No	While 41 Elliott Street has historical associations with the City of Brampton, it does not have the potential to yield information that contributes to the understanding of a community or culture as its origin and purpose are well documented.
The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community	Yes	41 Elliott Street reflects the work of William McConnell who owned and is believed to have constructed the red brick Ontario Cottage on the subject property. In addition to 41 Elliott Street, research has suggested McConnell may have also built other red brick Ontario Cottages in the City of Brampton, notably the nearby residences at 32 Elliott Street and 36 Elliott Street.
The property has contextual value because it is important in defining, maintaining, or supporting the character of an area	Yes	41 Elliott Street is important in supporting the late 19 <sup>th</sup> to early 20 <sup>th</sup> century residential character of the historic core of Brampton, notably the Elliott Lands Neighbourhood. Several residential side streets were developed at the same time as the historic core and support the legibility and character of downtown Brampton. The deep and narrow lot pattern of the Elliott Lands Neighbourhood is a reminder of the residential growth patterns in the City of Brampton in the mid-19 <sup>th</sup> and early 20 <sup>th</sup> century. Located off of the core's main streets, Queen Street and Main Street, the streetscape is comprised of predominantly one to two-and-a-half storey residences, most of brick construction with gable roofs, front porches, detached single-car garages, and consistent setbacks along the streetscape lined with mature trees. More specifically, the subject property is positioned directly north of the Old Fairgrounds Park and both properties contribute to the late 19 <sup>th</sup> century land use character along the Elliott Street streetscape. 41 Elliott Street exhibits setback, massing, style, and decorative details consistent with the character of Brampton's historic core.
The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings	Yes	41 Elliott Street is physically and historically linked to its surroundings. It is located directly adjacent to Old Fairgrounds Park, the site of the former Brampton Fairgrounds. William McConnell, who owned and is believed to have built the subject property, also owned the former fairground lands, using the 13-acre site as a driving park for horse races and athletic meets before selling the property to the County of Peel Agricultural Society in 1884 to host the annual Fall Fair.  William McConnell is also believed to have constructed two similar red brick Ontario Cottages nearby at 32 Elliott Street and 36 Elliott Street, providing the subject property with further historical links to its surroundings.
The property has contextual value because it is a landmark	No	41 Elliott Street does not occupy prominent open space. Its modest construction is consistent with the character of the neighbourhood and thus the structure is part of the fabric of the street rather than a visual landmark.

## 9.0 HERITAGE ATTRIBUTES

An examination of the relationship between the heritage attributes and the CHVI outlined in Table 4 assisted with the development of the list of heritage attributes.

**Table 5: Relationship of Heritage Attributes to Cultural Heritage Values**

Cultural Heritage Value or Interest	Heritage Attribute
41 Elliott Street is a representative example of the Gothic Revival-inspired Ontario Cottage architectural style	<ul style="list-style-type: none"> <li>• One-and-a-half storey frame Ontario Cottage residence constructed to a rectangular plan with a symmetrical façade</li> <li>• Red brick cladding laid in a stretcher bond pattern</li> <li>• Medium pitched side gable roof with a steeply pitched central gable peak</li> <li>• Decorative vergeboard in the central gable peak</li> <li>• Single segmentally arched window opening in the central gable peak</li> <li>• Segmentally arched window openings with simple brick voussoir and smooth concrete lug sills</li> <li>• Segmentally arched door openings</li> <li>• Single red brick chimney</li> </ul>
41 Elliott Street has direct associations with William McConnell, a Brampton resident who played an integral role in the development of the former Brampton Fairgrounds	<ul style="list-style-type: none"> <li>• One-and-a-half storey frame Ontario Cottage residence constructed to a rectangular plan with a symmetrical façade</li> <li>• Proximity to the former Brampton Fairgrounds (now Old Fairgrounds Park) directly southeast of the subject property</li> <li>• Proximity to similar Ontario Cottage-style houses at 36 Elliott Street and 32 Elliott Street believed to have been constructed by William McConnell</li> </ul>
41 Elliott Street reflects the work of William McConnell	<ul style="list-style-type: none"> <li>• One-and-a-half storey frame Ontario Cottage residence constructed to a rectangular plan with a symmetrical façade</li> <li>• Red brick cladding laid in a stretcher bond pattern</li> <li>• Medium pitched side gable roof with a steeply pitched central gable peak</li> <li>• Single segmentally arched window opening in the central gable peak</li> <li>• Proximity to similar Ontario Cottage-style houses at 36 Elliott Street and 32 Elliott Street believed to have been constructed by William McConnell</li> </ul>
41 Elliott Street is important in supporting the late 19 <sup>th</sup> to early 20 <sup>th</sup> century residential character of the historic core of Brampton	<ul style="list-style-type: none"> <li>• One-and-a-half storey frame Ontario Cottage residence constructed to a rectangular plan with a symmetrical façade</li> <li>• Red brick cladding laid in a stretcher bond pattern</li> <li>• Contribution to the Elliott Lands Neighbourhood with a moderate setback from Elliott Street on a deep and narrow lot</li> <li>• Proximity to the former Brampton Fairgrounds (now Old Fairgrounds Park) directly southeast of the subject property</li> </ul>

Cultural Heritage Value or Interest	Heritage Attribute
41 Elliott Street is physically and historically linked to its surroundings	<ul style="list-style-type: none"> <li>• One-and-a-half storey frame Ontario Cottage residence constructed to a rectangular plan with a symmetrical façade</li> <li>• Proximity to the former Brampton Fairgrounds (now Old Fairgrounds Park) directly southeast of the subject property</li> <li>• Proximity to similar Ontario Cottage-style houses at 36 Elliott Street and 32 Elliott Street believed to have been constructed by William McConnell</li> </ul>

## 10.0 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

### *Introduction and Description of Property*

41 Elliott Street is located in the City of Brampton's historic core on the south side of Elliott Street, east of Fleming Avenue, and directly north of the Old Fairgrounds Park. It consists of a one-and-a-half storey Gothic Revival-inspired Ontario Cottage building constructed circa 1873.

### *Statement of Cultural Heritage Value or Interest*

**41 Elliott Street is a representative example of the Gothic Revival-inspired Ontario Cottage architectural style.** The Ontario Cottage emphasizes symmetry, especially within the façade as well as simplicity in the design. The one-and-a-half storey frame building is clad in red brick laid in a stretcher bond pattern. A simple, symmetrical, rectangular plan with a medium pitched side gable roof and a steeply pitched central gable peak over a single window opening are the hallmarks of this style and all are exemplified in the design of 41 Elliott Street. The central gable features decorative vergeboard, characteristic of Ontario Cottages influenced by the Gothic Revival style. The window and door openings are segmentally arched with simple brick voussoir and smooth concrete lug sills, and a single red brick chimney projects from the exterior of the west elevation.

**41 Elliott Street has direct associations with William McConnell, a Brampton resident who played an integral role in the development of the former Brampton Fairgrounds** in 1884 by selling his land adjacent to the subject property for the fairground's new location. McConnell purchased the land at 41 Elliott Street in 1873 and is believed to have constructed the existing dwelling shortly after he had purchased the adjacent 13 acres in 1872. He was responsible for constructing and operating a driving park on the land used to race horses and hold athletic meets. In 1884, McConnell sold the adjacent 13 acres to the County of Peel Agricultural Society, who were seeking a new location for the Brampton Fairgrounds. The annual agricultural fair would eventually become known as the Brampton Fall Fair. The County of Peel Agricultural Society used the property from 1884 until the early 1990s when it was sold to the City of Brampton and adapted to the Old Fairgrounds Park, a community park used for recreational purposes.

An article written about William McConnell's death in 1910 stated he worked in partnership with James Hamilton as an undertaker and that he built several houses in Brampton. Two Ontario Cottage-style houses at 36 Elliott Street and 32 Elliott Street, similar in design to the subject property, were constructed around the same time and may have also been built by William McConnell.

**41 Elliott Street reflects the work of William McConnell** who owned and is believed to have constructed the red brick Ontario Cottage on the subject property. In addition to 41 Elliott Street, research has suggested McConnell may have also built other red brick Ontario Cottages in the City of Brampton, notably the nearby residences at 32 Elliott Street and 36 Elliott Street.

**41 Elliott Street is important in supporting the late 19<sup>th</sup> to early 20<sup>th</sup> century residential character of the historic core of Brampton, notably the Elliott Lands Neighbourhood.** Several residential side streets were developed at the same time as the historic core and support the legibility and character of downtown Brampton. The deep and narrow lot pattern of the Elliott Lands Neighbourhood is a reminder of the residential growth patterns in the City of Brampton in the mid-19<sup>th</sup> and early 20<sup>th</sup> century. Located off of the core's main streets, Queen Street and Main Street, the streetscape is comprised of predominantly one to two-and-a-half storey residences, most of brick construction with gable roofs, front porches, detached single-car garages, and consistent setbacks along the streetscape lined with mature trees. More specifically, the subject property is positioned directly north of the Old Fairgrounds Park and both properties contribute to the late 19<sup>th</sup> century land use character along the Elliott Street streetscape. 41 Elliott Street exhibits setback, massing, style, and decorative details consistent with the character of Brampton's historic core.

**41 Elliott Street is physically and historically linked to its surroundings.** It is located directly adjacent to Old Fairgrounds Park, the site of the former Brampton Fairgrounds. William McConnell, who owned and is believed to have built the subject property, also owned the former fairground lands, using the 13-acre site as a driving park for horse races and athletic meets before selling the property to the County of Peel Agricultural Society in 1884 to host the annual Fall Fair.

William McConnell is also believed to have constructed two similar red brick Ontario Cottages nearby at 32 Elliott Street and 36 Elliott Street, providing the subject property with further historical links to its surroundings.

### ***Cultural Heritage Attributes***

**41 Elliott Street is a representative example of the Gothic Revival-inspired Ontario Cottage architectural style.** The property contains the following heritage attributes that reflect this value:

- One-and-a-half storey frame Ontario Cottage residence constructed to a rectangular plan with a symmetrical façade
- Red brick cladding laid in a stretcher bond pattern
- Medium pitched side gable roof with a steeply pitched central gable peak
- Decorative vergeboard in the central gable peak
- Single segmentally arched window opening in the central gable peak
- Segmentally arched window openings with simple brick voussoir and smooth concrete lug sills
- Segmentally arched door openings
- Single red brick chimney

**41 Elliott Street has direct associations with William McConnell, a Brampton resident who played an integral role in the development of the former Brampton Fairgrounds.** The property contains the following heritage attributes that reflect this value:

- One-and-a-half storey frame Ontario Cottage residence constructed to a rectangular plan with a symmetrical façade

- Proximity to the former Brampton Fairgrounds (now Old Fairgrounds Park) directly southeast of the subject property
- Proximity to similar Ontario Cottage-style houses at 36 Elliott Street and 32 Elliott Street believed to have been constructed by William McConnell

**41 Elliott Street reflects the work of William McConnell.** The property contains the following heritage attributes that reflect this value:

- One-and-a-half storey frame Ontario Cottage residence constructed to a rectangular plan with a symmetrical façade
- Red brick cladding laid in a stretcher bond pattern
- Medium pitched side gable roof with a steeply pitched central gable peak
- Single segmentally arched window opening in the central gable peak
- Proximity to similar Ontario Cottage-style houses at 36 Elliott Street and 32 Elliott Street believed to have been constructed by William McConnell

**41 Elliott Street is important in supporting the late 19<sup>th</sup> to early 20<sup>th</sup> century residential character of the historic core of Brampton, notably the Elliott Lands Neighbourhood.** The property contains the following heritage attributes that reflect this value:

- One-and-a-half storey frame Ontario Cottage residence constructed to a rectangular plan with a symmetrical façade
- Red brick cladding laid in a stretcher bond pattern
- Contribution to the Elliott Lands Neighbourhood with a moderate setback from Elliott Street on a deep and narrow lot
- Proximity to the former Brampton Fairgrounds (now Old Fairgrounds Park) directly southeast of the subject property

**41 Elliott Street is physically and historically linked to its surroundings.** The property contains the following heritage attributes that reflect this value:

- One-and-a-half storey frame Ontario Cottage residence constructed to a rectangular plan with a symmetrical façade
- Proximity to the former Brampton Fairgrounds (now Old Fairgrounds Park) directly southeast of the subject property
- Proximity to similar Ontario Cottage-style houses at 36 Elliott Street and 32 Elliott Street believed to have been constructed by William McConnell

## **11.0 MAP OF HERITAGE ATTRIBUTES**


The following figures display the heritage attributes as outlined above (see Section 9.0).



**Map 11: Map of Heritage Attributes of 41 Elliott Street**



- |   |   |  |   |
|---|---|--|---|
|  | One-and-a-half storey frame Ontario Cottage residence constructed to a rectangular plan with a symmetrical façade |  | Single red brick chimney  |
|  | Red brick cladding laid in a stretcher bond pattern   |  | Single segmentally arched window opening in the central gable peak                          |
|  | Medium pitched side gable roof with a steeply pitched central gable peak  |  | Segmentally arched window openings with simple brick voussoir and smooth concrete lug sills |
|  | Decorative vergeboard in the central gable peak   |  | Segmentally arched door opening   |



ARCHAEOLOGY | HERITAGE | OUTREACH | EDUCATION

Heritage Attributes (2 of 3)  
41 Elliott Street  
City of Brampton

**Map 12: Map of Heritage Attributes of 41 Elliott Street**



**Map 13: Map of Heritage Attributes of 41 Elliott Street**

## 12.0 CONCLUSIONS

*O. Reg. 9/06* of the *OHA* requires that to be designated, a property must meet at least two of the criteria. 41 Elliott Street meets five of the criteria for determining CHVI as outlined in *O. Reg. 9/06*, therefore it is worthy of designation under Part IV of the *OHA*.

The *Provincial Planning Statement* notes that CHVI is bestowed upon cultural heritage resources by communities (MMAH 2024). Accordingly, the system by which heritage is governed in this province places an emphasis on the decision-making of local municipalities in determining CHVI. It is hoped the information presented in this report will be useful in those deliberations.

### 13.0 BIBLIOGRAPHY AND SOURCES

Blumenson, J.

1990 *Ontario Architecture. A Guide to Styles and Building Terms 1784 to the present*. Toronto: Fitzhenry and Whiteside.

Brampton Conservator

1910 *William McConnell Obituary*. Thursday June 9, 1910. Provided by the City of Brampton.

Brown, G.

1864 *Rural Architecture: A Cheap Farm House. The Canada Farmer*. Volume 1. No. 22. Accessed online at [www.canadiana.ca/view/oocihm.8\\_04206\\_21/5?r=0&s=1](http://www.canadiana.ca/view/oocihm.8_04206_21/5?r=0&s=1).

City of Brampton (CoB)

2019 *Municipal Register of Cultural Heritage Resources Listing Candidate Summary Report, 41 Elliot Street*. Provided by the City of Brampton.

2024 *Brampton History Timeline*. Accessed online at: [www1.brampton.ca/EN/Arts-Culture-Tourism/Tourism-Brampton/visitors/pages/bramptonhistorytimeline.aspx](http://www1.brampton.ca/EN/Arts-Culture-Tourism/Tourism-Brampton/visitors/pages/bramptonhistorytimeline.aspx).

2025 *43M Plan Locations in Peel Region*. Accessed online at: [www.arcgis.com/apps/PublicInformation/index.html?appid=7c121daa3df94c7084a266778c2610bb](http://www.arcgis.com/apps/PublicInformation/index.html?appid=7c121daa3df94c7084a266778c2610bb).

Fram, M.

2003 *Well-Preserved: The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation*. Erin: Boston Mills Press.

George Robb Architect Team et al.

2009 *Heritage Conservation District Feasibility Study for the Establishment of Heritage Conservation Districts in Downtown Brampton*. Prepared for the City of Brampton. Accessed online at: [www1.brampton.ca/EN/Arts-Culture-Tourism/Cultural-Heritage/Documents/Downtown\\_HCD\\_Feasibility\\_Study\\_2009.pdf](http://www1.brampton.ca/EN/Arts-Culture-Tourism/Cultural-Heritage/Documents/Downtown_HCD_Feasibility_Study_2009.pdf).

Government of Ontario

2006 *Ontario Regulation 9/06 made under the Ontario Heritage Act*. Accessed online at: [www.ontario.ca/laws/regulation/060009](http://www.ontario.ca/laws/regulation/060009).

2009 *Ontario Heritage Act, R.S.O. 1990, c. O.18*. Accessed online at: [www.ontario.ca/laws/statute/90o18](http://www.ontario.ca/laws/statute/90o18).

Kyles, S.

2016 *Gothic Revival*. In *Ontario Architecture*. Accessed online at: [Gothic Revival \(ontarioarchitecture.com\)](http://GothicRevival(ontarioarchitecture.com))

Land Registry Office (LRO) 43

2024 *Parcel Register for 41 Elliott Street, City of Brampton*. Accessed online at: [www.onland.ca](http://www.onland.ca).

2024 *Lots 6 and 7, Plan BR17, Town of Brampton, County of Peel in the Abstract Index to Deeds*. Accessed online at [www.onland.ca](http://www.onland.ca).

Library and Archives Canada (LAC)

1881 William McConnell in the *Census of Canada*. Town of Brampton, Peel County, Ontario. RG 31-C-1, Film C-13162-C-13286, Pages 25 and 26, Lines 24-25 and 1-5.

Lynch, J.

1873 *Directory of the County of Peel*. Accessed online at:  
<https://archive.org/details/directoryofcount00lyncuoft/page/84/mode/2up>.

McAlester, Virginia & Lee

1984 *A Field Guide to American Houses*. New York: Alfred A Knopf Inc.

McGill University

2001 *The Canadian County Atlas Digital Project*. Accessed online at:  
<http://digital.library.mcgill.ca/countyatlas/default.htm>.

McKendry, J.

2016 *A Discussion of Kingston and Area's Historic Small Houses Known as "The Ontario Cottage" Type*. In JSSAC | JSÉAC 41: No 2.

Ministry of Citizenship and Multiculturalism (MCM)

1992 *Guideline for Preparing the Cultural Heritage Resource Component of Environmental Assessments*. Toronto: Ministry of Culture and Communications.

2006 *Ontario Heritage Tool Kit Series*. Toronto: Ministry of Culture.

Ministry of Municipal Affairs and Housing (MMAH)

2024 *Provincial Planning Statement, 2024*. Toronto: Ministry of Municipal Affairs and Housing.

Ontario Council of University Libraries (OCUL)

2021 *Historical Topographic Map Digitization Project*. Accessed online at:  
<https://ocul.on.ca/topomaps/>.

Ontario Historical County Maps Project (OHCMP)

2018 *Ontario Historical County Maps Project*. Accessed online at:  
<http://maps.library.utoronto.ca/hgis/countymaps/maps.html>.

Perkins Bull Collection (PB)

n.d.a *Interview with Mr. Alex McConnell*. File #42493. Provided by the City of Brampton.

n.d.b *McConnell Family*. File #42326. Provided by the City of Brampton.

Ricketts, S., Maitland, L. and Hucker, J.

2011 *A Guide to Canadian Architectural Styles – Second Edition*. Peterborough: Broadview Press Exchange.

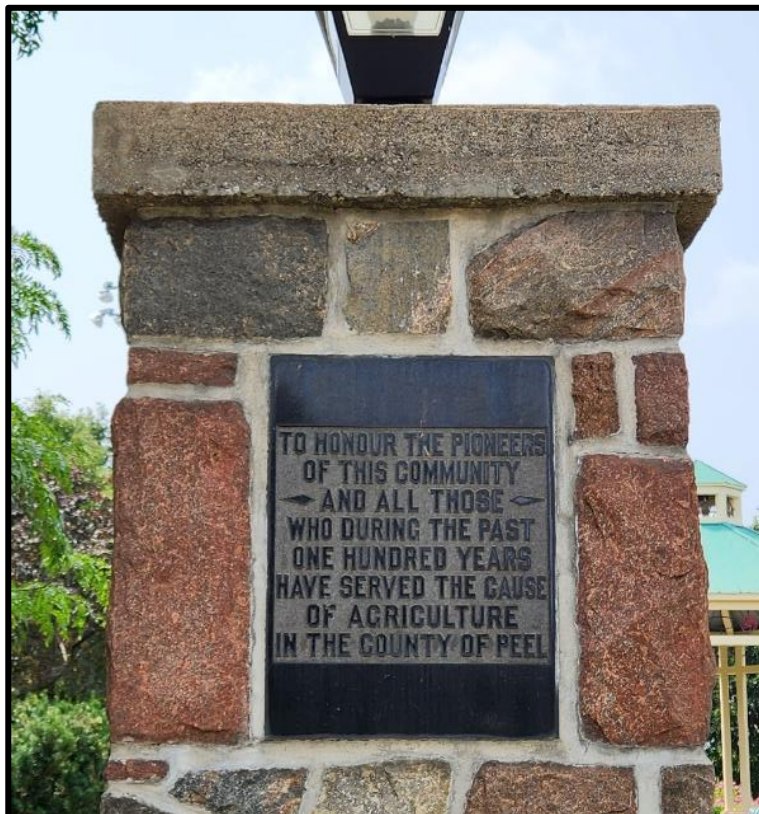
University of Toronto

2022 Aerial Image, 1954.

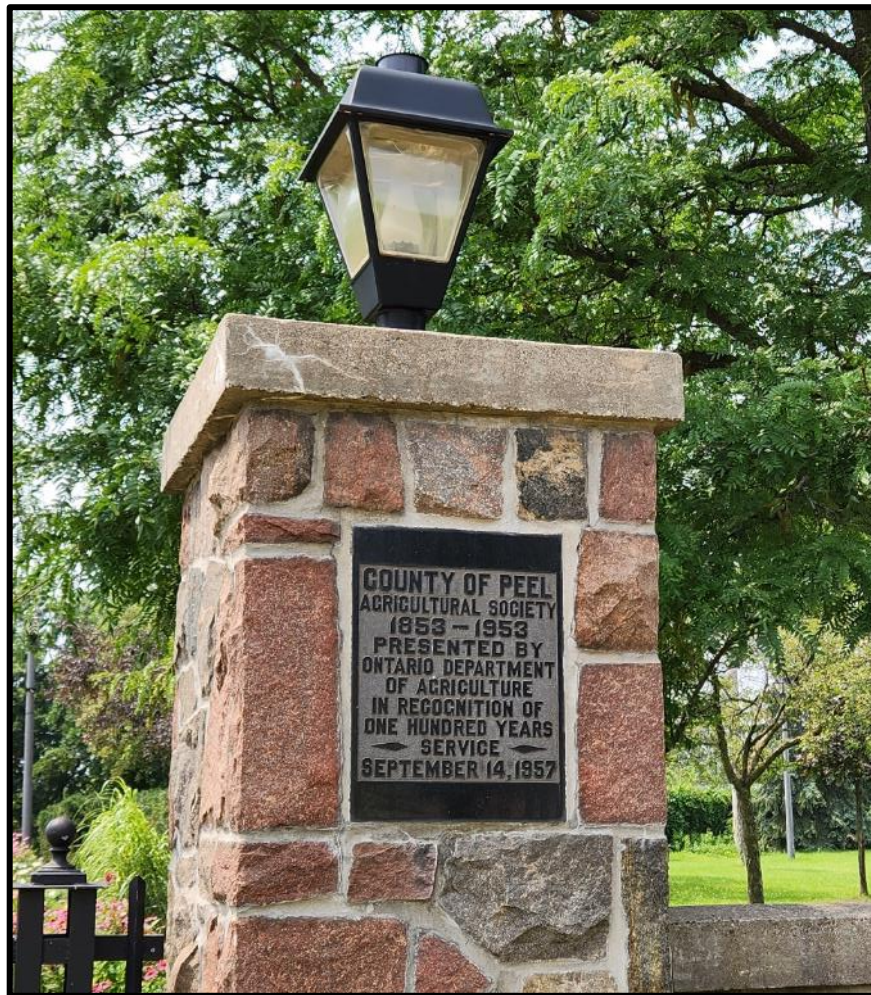
**Appendix A: Figures and Historic Photos**



**Figure 2: Image of Stone Gate at Old Fairgrounds Park (Elliott Street Entrance) with Plaques Commemorating County of Peel Agricultural Society (ARA 2023)**



**Figure 3: Detail of Plaque on Stone Gate at Old Fairgrounds Park Commemorating County of Peel Agricultural Society (ARA 2023)**



**Figure 4: Detail of Plaque on Stone Gate at Old Fairgrounds Park Commemorating County of Peel Agricultural Society (ARA 2023)**