



REPORT

Heritage Impact Assessment

Breadner House, 59 Tufton Crescent, City of Brampton, Ontario

Submitted to:

Middle Oak Development

90 Tiverton Court
Markham, ON
L3R 9V2

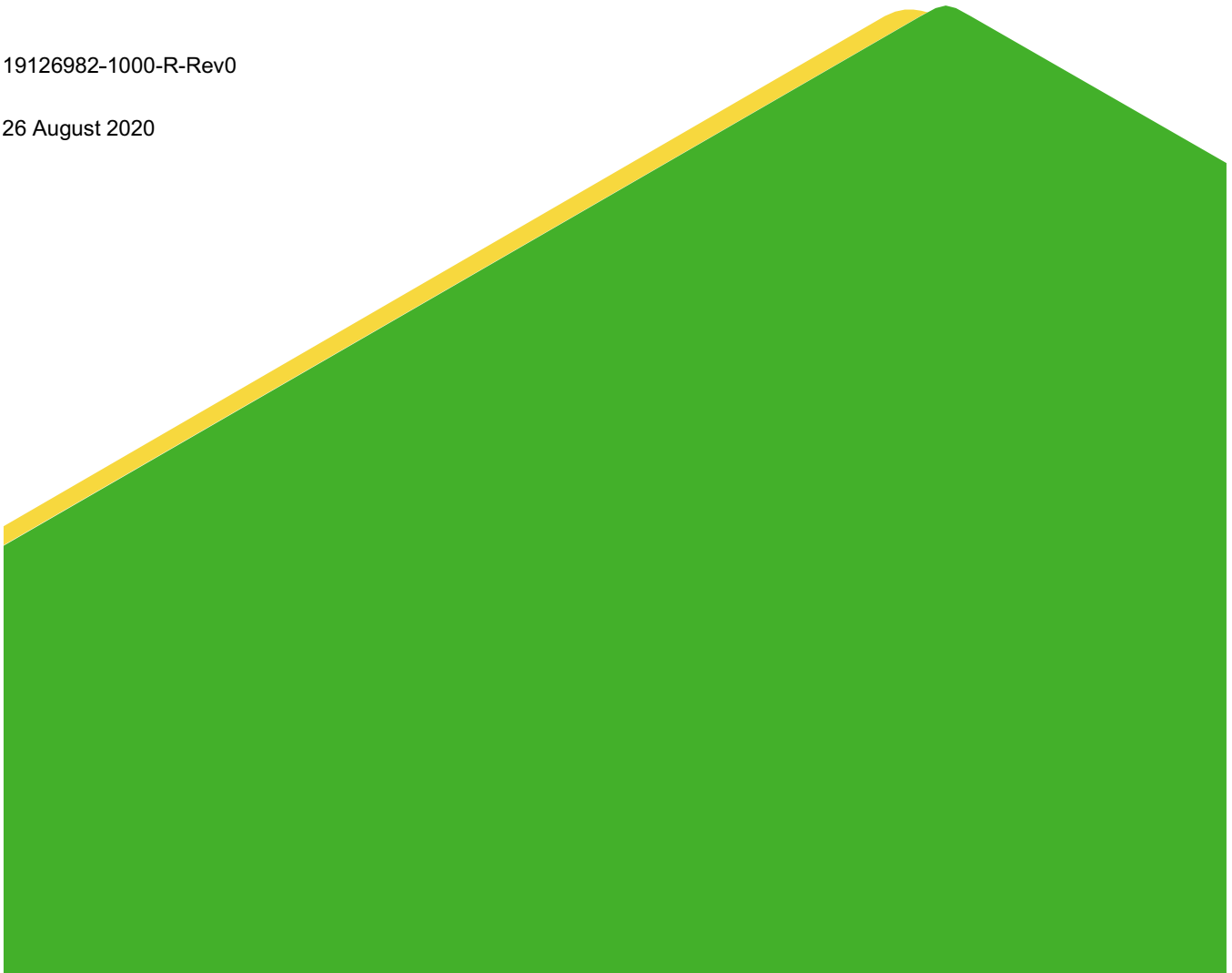
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Acknowledgements

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Executive Summary

The Executive Summary summarizes only the key points of the report. For a complete account of the results and conclusions, as well as the limitations of this study, the reader should examine the report in full.

In October 2019, Middle Oak Development (Middle Oak) retained Golder Associates Ltd. (Golder) to conduct a Heritage Impact Assessment (HIA) for 59 Tufton Crescent in the City of Brampton, Ontario ('the property'). The property was designated in 2006 under Part IV of the *Ontario Heritage Act* and is known locally as Breadner House. A demolition permit was issued by the City of Brampton (the City) in 2011 due to safety concerns after the Breadner House partially collapsed during construction of a rear addition. Middle Oak is looking to explore conservation options for the now demolished building.

Following guidelines by the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI), the City of Brampton's *Official Plan* and *Heritage Impact Assessment Terms of Reference*, and Canada's *Historic Places Standards and Guidelines for the Conservation of Historic Places in Canada* (2010), this HIA identifies the heritage policies applicable to the property, summarizes the property's geography and history, and provides an inventory and evaluation of the property's built and landscape features. Based on this understanding of the property, the potential impacts resulting from the proposed development are assessed and future conservation actions recommended based on a rigorous options analysis.

This HIA concludes that:

- Breadner House has cultural heritage value or interest as a one-and-a-half storey, Georgian style farmhouse with saltbox addition constructed circa 1860 for the Breadner family, early settlers to the former Chinguacousy Township, and as one of the last remnants of a 19th century structure and early life of the former Township.

To ensure the long-term sustainability and use of Breadner House as a valued built heritage resource, Golder recommends to:

- relocate and reconstruct Breadner House on a new residential lot adjacent to 59 Tufton Crescent and commemorate.

The following short-term and long-term conservation actions are recommended:

Short-term Conservation Actions

- prepare a Heritage Conservation Plan (HCP) detailing the conservation approach (i.e. preservation, rehabilitation or restoration), the required actions and trades depending on approach, and an implementation schedule to conserve the remnants of Breadner House prior to, during and after the reconstruction effort.

Long-term Conservation Actions

- designate Breadner House and its associated new parcel under Part IV of the *Ontario Heritage Act*
- officially name the building 'Breadner House' and install a commemorative plaque on the new parcel which references the original location of the house, in a location and manner that will be visible from public rights of way but will not impact any heritage attributes of the house. Details associated with the commemorative plaque, such as the language and location, should be incorporated into the HCP.

Study Limitations

Golder Associates Ltd. (Golder) has prepared this report in a manner consistent with the guidelines developed by the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) and the City of Brampton's *Official Plan* and *Heritage Impact Assessment Terms of Reference*, subject to the time limits and physical constraints applicable to this report.

This report has been prepared for the specific site, design objective, developments and purpose described to Golder by Middle Oak Development (the Client). The factual data, interpretations and recommendations pertain to a specific project as described in this report and are not applicable to any other project or site location.

The information, recommendations and opinions expressed in this report are for the sole benefit of the Client. No other party may use or rely on this report or any portion thereof without Golder's express written consent. If the report was prepared to be included for a specific permit application process, then upon the reasonable request of the Client, Golder may authorize in writing the use of this report by the regulatory agency as an Approved User for the specific and identified purpose of the applicable permit review process. Any other use of this report by others is prohibited and is without responsibility to Golder Associates Ltd. The report, all plans, data, drawings and other documents as well as electronic media prepared by Golder are considered its professional work product and shall remain the copyright property of Golder, who authorizes only the Client and Approved Users to make copies of the report, but only in such quantities as are reasonably necessary for the use of the report by those parties. The Client and Approved Users may not give, lend, sell, or otherwise make available the report or any portion thereof to any other party without the express written permissions of Golder. The Client acknowledges the electronic media is susceptible to unauthorized modification, deterioration and incompatibility and therefore the Client cannot rely upon the electronic media versions of Golder's report or other work products.

Unless otherwise stated, the suggestions, recommendations and opinions given in this report are intended only for the guidance of the Client in the design of the specific project.

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1.0 INTRODUCTION

In October 2019, Middle Oak Development (Middle Oak) retained Golder Associates Ltd. (Golder) to conduct a Heritage Impact Assessment (HIA) for 59 Tufton Crescent in the City of Brampton, Ontario ('the property'; Figure 1). The property was designated in 2006 under Part IV of the *Ontario Heritage Act* and is known locally as Breadner House.

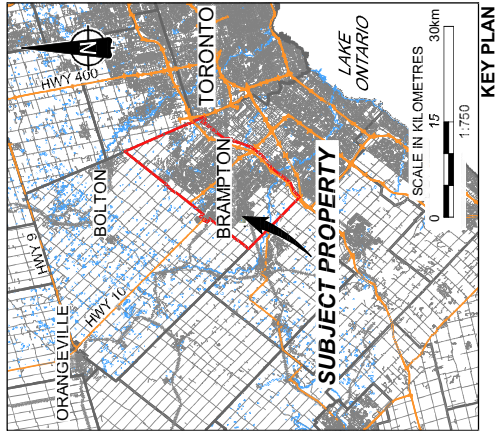
A demolition permit was issued by the City of Brampton (the City) in 2011 due to safety concerns after the Breadner House partially collapsed during construction of a rear addition. Middle Oak is looking to explore conservation options for the now demolished building.

Following guidelines by the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI), the City of Brampton's *Official Plan* and *Heritage Impact Assessment Terms of Reference*, and Canada's *Historic Places Standards and Guidelines for the Conservation of Historic Places in Canada* (2010), this HIA provides:

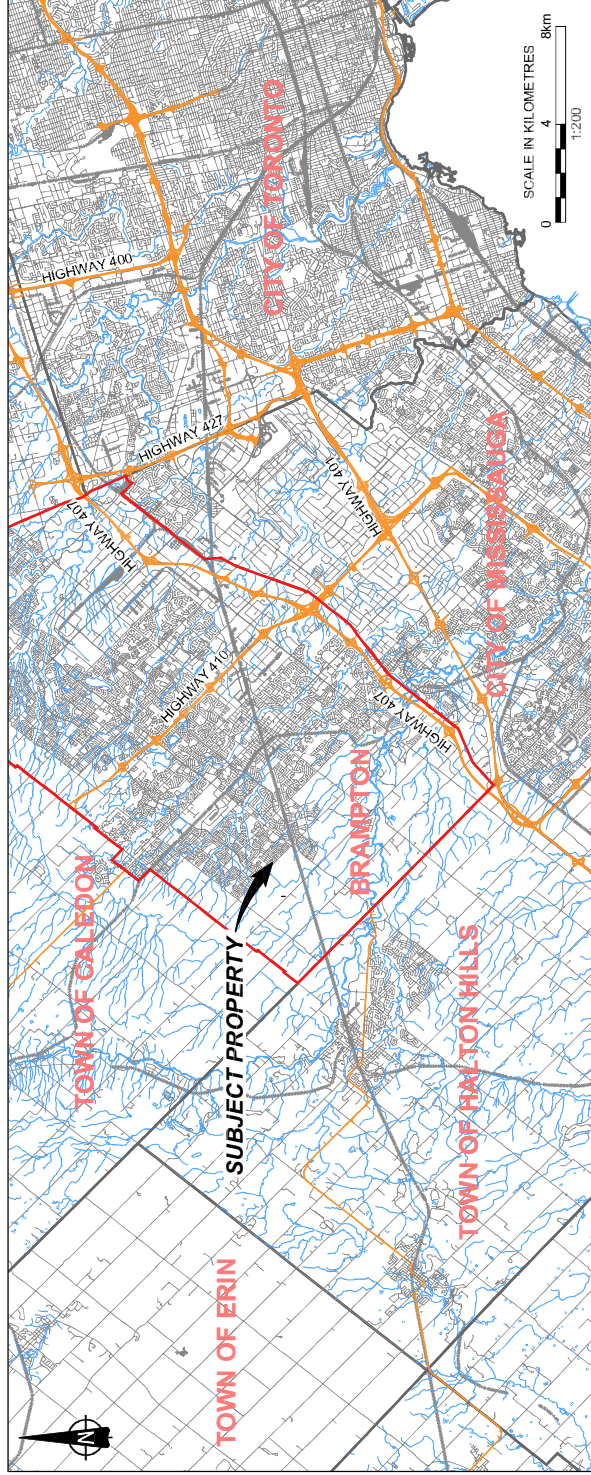
- a background on the purpose and requirements of a HIA and the methods used to investigate and evaluate cultural heritage resources on the property
- an overview of the property's geographic and historical context
- an inventory of the built and landscape elements on the property and an evaluation for cultural heritage value or interest (CHVI) using the criteria prescribed in *Ontario Regulation 9/06 (O. Reg. 9/06)*
- recommendations for future action



AERIAL IMAGERY and OBM MAPPING



KEY PLAN



REGIONAL MAP

LEGEND

- APPROXIMATE LOCATION OF SUBJECT PROPERTY
- BRAMPTON BOUNDARY
- TOWNSHIP/MUNICIPALITY BOUNDARY
- CALEDON TOWNSHIP/MUNICIPALITY

REFERENCE

DRAWING BASED ON MNR LIO, OBTAINED 2019, PRODUCED BY GOLDER ASSOCIATES LTD UNDER LICENCE FROM ONTARIO MINISTRY OF NATURAL RESOURCES, © QUEEN'S PRINTER 2019;
BING IMAGERY AS OF DECEMBER 10 - 2019 (IMAGE DATE UNKNOWN);
SURVEY PLAN PROVIDED BY CLIENT; AND
CANMAP STREETFILE3 V2008.4.

NOTES

THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT.
BING IMAGERY USED FOR ILLUSTRATION PURPOSES ONLY AND NOT TO BE USED FOR MEASUREMENTS.
ALL LOCATIONS ARE APPROXIMATE.

PROJECT
HERITAGE IMPACT ASSESSMENT
59 TUFTON CRESCENT
CITY OF BRAMPTON, ONTARIO

TITLE

LOCATION MAP

GOLDER		PROJECT No.	19126982	FILE No.	19126982-1000-R01001
		CADD	DDN	Map	17/20
		CHECK	AE		
		SCALE	AS SHOWN	REV.	

FIGURE 1

2.0 SCOPE AND METHOD

The objectives of this HIA were to determine if:

- Breadner House meets the criteria for CHVI as prescribed in *O. Reg. 9/06*
- if the property has CHVI, determine options to guide future development of the property

To meet the study's objectives, Golder:

- reviewed applicable municipal heritage policies and consulted the City's heritage planner
- conducted documentary research and field investigations to understand past land use and identify any heritage attributes, and to understand the wider built and landscape context
- evaluated the property using the criteria prescribed in *O. Reg. 9/06* of the *Ontario Heritage Act*
- assessed the impact of the proposed development on identified heritage attributes using relevant federal, provincial and municipal cultural heritage guidelines and policies
- developed recommendations for future action based on international, federal, provincial and municipal conservation guidance

A variety of archival and published sources, including historical maps, aerial imagery, historical photographs, land registry data, municipal government documents, and research articles were compiled from online sources.

Field investigations were conducted by Cultural Heritage Specialist Ragavan Nithiyanantham on November 19, 2019 and included accessing and photographing all elements of the property, including the salvaged material, and its wider context with a Samsung Galaxy S8.

The proposed development was then assessed for adverse impacts using the guidance provided in the MHSTCI *Heritage Resources in the Land Use Planning Process*. A number of widely recognized manuals related to evaluating heritage value, determining impacts, and conservation approaches to cultural heritage resources were also consulted, including:

- *The Ontario Heritage Tool Kit* (5 volumes, MHSTCI 2006)
- *Standards and Guidelines for the Conservation of Historic Places in Canada* (Canada's Historic Places 2010)
- *Well-Preserved: The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation* (Fram 2003)
- *The Evaluation of Historic Buildings and Heritage Planning: Principles and Practice* (Kalman 1979 & 2014)
- *Informed Conservation: Understanding Historic Buildings and their Landscapes for Conservation* (Clark 2001)

2.1 Record of Consultation

Table 1 summarizes the results of consultation undertaken for this HIA.

Table 1: Results of consultation

Contact	Date & Type of Communication	Response
Pascal Doucet, Heritage Planner City of Brampton	Email sent on August 6, 2019	Email received August 18, 2019. Provided scoped HIA Terms of Reference.
	Email sent on December 9, 2019	Email received December 16, 2019. Advised that the reconstruction of Breadner House in situ is the conservation strategy and approach that staff support and recommend for 59 Tufton Crescent. Recommended visiting the Peel Archives for further information on Breadner family.
	Email sent on January 3, 2020	Email received January 6, 2020. City advised that heritage staff will only support options that include reconstruction of Breadner House and will consider the most appropriate location to reconstruct based on the size of the proposed lot, view corridors from the public realm and integration of the reconstructed resource within its surrounding environment.

3.0 POLICY FRAMEWORK

Heritage properties are subject to several provincial and municipal planning and policy regimes, as well as guidance developed at the federal and international levels. These policies have varying levels of authority at the local level, though generally are all considered when making decisions about heritage assets.

3.1 International & Federal Heritage Policies

No federal heritage policies apply to the property, although many of the provincial and municipal policies detailed below align in approach to that of Canada's Historic Places (CHP) *Standards and Guidelines for the Conservation of Historic Places in Canada* (Canada's Historic Places 2010; hereafter *CHP Standards and Guidelines*). Drafted in response to international and national agreements such as the *International Charter for the Conservation and Restoration of Monuments and Sites* (the Venice Charter, 1964), *Australia ICOMOS* [International Council on Monuments & Sites], *Charter for Places of Cultural Significance* (the Burra Charter, updated 2013) and *Canadian Appleton Charter for the Protection and Enhancement of the Built Environment* (1983), the national *Standards and Guidelines* define three conservation treatments – preservation, rehabilitation, and restoration – and outline the process and required and suggested actions relevant to each treatment.

3.2 Provincial Heritage Policies

3.2.1 Planning Act and Provincial Policy Statement

The Ontario *Planning Act* (1990) and associated *Provincial Policy Statement*, 2014 (PPS 2014) provide the legislative imperative for heritage conservation in land use planning. Both documents identify conservation of resources of significant architectural, cultural, historical, archaeological, or scientific interest as a provincial interest. PPS 2014 recognizes that protecting cultural heritage and archaeological resources has economic, environmental, and social benefits, and contributes to the long-term prosperity, environmental health, and social well-being of Ontarians. The *Planning Act* serves to integrate this interest with planning decisions at the provincial and municipal level, and states that all decisions affecting land use planning 'shall be consistent with' PPS 2014.

The importance of conserving built heritage and cultural heritage landscapes is recognized in Section 2.6.1 of PPS 2014 ('significant built heritage resources and significant heritage landscapes shall be conserved'), and defines *significant* as resources 'determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people', and *conserved* as 'the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the *Ontario Heritage Act*'. Built heritage resources, cultural heritage landscapes, heritage attributes, and protected heritage property are also defined in the PPS:

- **built heritage resources:** a building, structure, monument, installation or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Aboriginal [Indigenous] community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the Ontario Heritage Act, or included on local, provincial and/or federal registers.
- **cultural heritage landscapes:** a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal [Indigenous] community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may

include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; villages, parks, gardens, battlefields, main streets and neighbourhoods, cemeteries, Trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g., a National Historic Site or District designation, or a UNESCO World Heritage Site).

- **heritage attribute:** the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a protected heritage property).
- **protected heritage property:** property designated under Parts IV, V or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites.

For municipalities, PPS 2014 is implemented through an Official Plan, which may outline further heritage policies.

3.2.2 Ontario Heritage Act and Ontario Regulation 9/06

The *Ontario Heritage Act (OHA)* enables the Province and municipalities to conserve significant individual properties and areas. For Provincially-owned and administered heritage properties, compliance with the *Standards and Guidelines for the Conservation of Provincial Heritage Properties* is mandatory under Part III of the *OHA* and holds the same authority for ministries and prescribed public bodies as a Management Board or Cabinet directive. For municipalities, Part IV and Part V of the *OHA* enables council to 'designate' individual properties (Part IV), or properties within a heritage conservation district (HCD) (Part V), as being of 'cultural heritage value or interest' (CHVI). Evaluation for CHVI under the *OHA* is guided by *Ontario Regulation 9/06 (O. Reg. 9/06)*, which prescribes the *criteria for determining cultural heritage value or interest*. These include:

1) the property has **design value or physical value** because it:

- i) is a rare, unique, representative or early example of a style, type, expression, material or construction method;
- ii) displays a high degree of craftsmanship or artistic merit; or
- iii) demonstrates a high degree of technical or scientific achievement.

2) the property has **historic value or associative value** because it:

- i) has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community;
- ii) yields, or has the potential to yield information that contributes to an understanding of a community or culture; or
- iii) demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.

3) the property has **contextual value** because it:

- i) is important in defining, maintaining or supporting the character of an area;
- ii) is physically, functionally, visually or historically linked to its surroundings; or
- iii) is a landmark.

Designated properties, which are formally described and recognized through by-law, must then be included on a 'Register' maintained by the municipal clerk.

3.2.3 Provincial Heritage Guidance

As mentioned above, heritage conservation on provincial properties must comply with the MHSTCI *Standards and Guidelines for the Conservation of Provincial Heritage Properties*, but this document can also be used as a 'best practice' guide for evaluating cultural heritage resources not under provincial jurisdiction. For example, the *Standards and Guidelines for the Conservation of Provincial Heritage Properties – Heritage Identification & Evaluation Process* (MHSTCI 2014) provides detailed explanations of the *O. Reg. 9/06* criteria and its application, while *Info Bulletin 3: Heritage Impact Assessments for Provincial Heritage Properties* describes how to organize the sections of an HIA and the range of possible impacts and mitigation measures.

More detailed guidance on identifying, evaluating, and assessing impact to built heritage resources and cultural heritage landscapes is provided in the *Ontario Heritage Tool Kit* series. Of these, *Heritage Resources in the Land Use Planning Process* (MHSTCI 2005) defines an HIA as:

'a study to determine if any cultural resources (including those previously identified and those found as part of the site assessment) are impacted by a specific proposed development or site alteration. It can also demonstrate how the cultural resource will be conserved in the context of redevelopment or site alteration. Mitigative or avoidance measures or alternative development or site alteration approaches may be recommended.'

Advice on how to organize the sections of an HIA is provided in the MHSTCI document, although municipalities may also draft their own terms of reference. The *Heritage Resources in the Land Use Planning Process* also outlines a number of direct and indirect adverse impacts to be considered when assessing the effects of a proposed development on a cultural heritage resource, as well as mitigation options.

Determining the optimal conservation strategy is further guided by the MHSTCI *Eight Guiding Principles in the Conservation of Historic Properties* (2012), which encourage respect for:

- 1) documentary evidence (restoration should not be based on conjecture);
- 2) original location (do not move buildings unless there is no other means to save them since any change in site diminishes heritage value considerably);
- 3) historic material (follow 'minimal intervention' and repair or conserve building materials rather than replace them);
- 4) original fabric (repair with like materials);
- 5) building history (do not destroy later additions to reproduce a single period);
- 6) reversibility (any alterations should be reversible);

- 7) legibility (new work should be distinguishable from old); and,
- 8) maintenance (historic places should be continually maintained).

3.3 City of Brampton Heritage Policies

3.3.1 Official Plan

The City's *Official Plan*, last consolidated in 2015, informs decisions on issues such as future land use, transportation, infrastructure and community improvement within the City's limits. Section 4.10 of the *Official Plan* outlines the goal and policies for cultural heritage resources, with the latter defined as:

Structures, sites, environments, artefacts and traditions which are of historical, architectural, archaeological, cultural and contextual values, significance or interest. These include, but are not necessarily restricted to, structures such as buildings, groups of buildings, monuments, bridges, fences and gates; sites associated with a historic event; natural heritage features such as landscapes, woodlots, and valleys, streetscapes, flora and fauna within a defined area, parks, scenic roadways and historic corridors; artefacts and assemblages from an archaeological site or a museum; and traditions reflecting the social, cultural or ethnic heritage of the community.

The City's three objectives for cultural heritage policies include:

- conserve the cultural heritage resources of the City for the enjoyment of existing and future generations;
- preserve, restore and rehabilitate structures, buildings or sites deemed to have significant historic, archaeological, architectural or cultural significance and, preserve cultural heritage landscapes; including significant public views; and,
- promote public awareness of Brampton's heritage and involve the public in heritage resource decisions affecting the municipality.

For built heritage (Section 4.10.1), the *Official Plan* states that 'retention, integration and adaptive reuse...are the overriding objectives in heritage planning' and, importantly, that the 'immediate environs including roads, vegetation, and landscape that are an integral part of the main constituent building or of significant contextual value or interest should be provided with the same attention or protection'. Guidance to conserve built heritage in the City looks to the *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010) as well as the *Appleton Charter* (Section 4.10.1.8). Additionally, 'Protection, maintenance and stabilization of existing cultural heritage attributes and features over removal or replacement will be adopted as the core principles for all conservation projects' and 'alteration, removal or demolition of heritage attributes on designated heritage properties will be avoided' (Section 4.10.1.9). Sections 4.10.1.15 through 4.10.1.18 address maintenance and minimum standards for heritage properties.

3.3.2 Municipal Heritage Impact Assessment Guidance

The City of Brampton has developed a Heritage Impact Assessment (HIA) Terms of Reference (n.d.) which defines the study and the *Official Plan* policies which support the HIA requirement. A HIA is required for the following:

- any property listed or designated in the municipal heritage register, pursuant to Section 27 (1.1) or (1.2) of the *Ontario Heritage Act* that is subject to land use planning applications;

- any property listed or designated in the municipal heritage register, pursuant to Section 27 (1.1) or (1.2) of the *Ontario Heritage Act* that is facing possible demolition;
- any property that is subject to land use planning applications and is adjacent to a property designated in the municipal heritage register, pursuant to Section 27 (1.1) of the *Ontario Heritage Act* (City of Brampton n.d.: 2).

A HIA may also be required for any property that is subject to land use planning applications and is adjacent to a property listed in the municipal heritage register, pursuant to Section 27 (1.2) of the *Ontario Heritage Act*. The Terms of Reference provides further detail as to the content of HIAs. Appendix 2 provides additional mitigation strategies which could be considered, such as allowing only compatible infill and additions; heritage designation and heritage conservation easements; permitting the relocation of built heritage resources within the subject parcel in rare instances; etc.

3.3.3 The Fletchers Meadow Secondary Plan

The Fletchers Meadow Secondary Plan (2013) was developed to provide detailed policy guidelines for the development of approximately 951 hectares of land for predominately residential purposes, and to specify the desired land use pattern, transportation network and related policies. This land is situated between Wanless Drive to the north, the CNR mainline and Highway No. 7 to the south, McLaughlin Road to the east and Creditview Road and an expanded area surrounding the future planned Mount Pleasant GO Station to the west (City of Brampton 2013).

Development guidelines are provided in Section 5.3 in relation to Heritage Resources Preservation. It states that proponents of development are encouraged to retain and conserve buildings of architectural or historic merit on their original sites, where possible, and promote the integration of these resources into any plans (City of Brampton 2013: 24). If a development will impact a heritage resource, a cultural heritage resource assessment may be required. Otherwise, no other cultural heritage guidelines or policies are provided.

4.0 GEOGRAPHIC AND HISTORICAL CONTEXT

4.1 Geographic Context

The property is in southwest Ontario, approximately 27 kilometre (km) northwest of Lake Ontario and on the South Slope physiographic zone, an area of flat to rolling terrain bounded on the west by the Niagara Escarpment, on the north by the Oak Ridges Moraine, and on the south by the Peel Plain. The soils are primarily clay or clay loam and though imperfectly drained in places are ideal for agriculture (Chapman & Putnam 1984: 174-175). The property is also within the watershed of the Credit River, which runs north-south approximately 4 km to the southwest. There is some young vegetation on front yards and in the public right-of-way.

Nearby are the historical communities of Whaley's Corners (approximately 8.7 km southwest), Huttonville (approximately 4.5 km southeast) and Brampton (approximately 7.5 km northeast). Approximately 5 km west of the property is the east municipal boundary for the Town of Halton Hills, and approximately 8 km southeast is the north municipal boundary of the City of Mississauga. The landscape surrounding the property is largely suburban in all directions. Agricultural land appears to have been retained to the west of Regional Road 1 and north of Mayfield Road.

4.2 Historical Context

4.2.1 Chinguacousy Township, County of Peel

Following the Toronto Purchase of 1787, today's southern Ontario was within the old Province of Quebec and divided into four political districts: Lunenburg, Mechlenburg, Nassau, and Hesse. These became part of the Province of Upper Canada in 1791, and renamed the Eastern, Midland, Home, and Western Districts, respectively. The property is within the former Nassau District, then later the Home District, which originally included all lands between an arbitrary line on the west running north from Long Point on Lake Erie to Georgian Bay, and a line on the east running north from Presqu'île Point on Lake Ontario to the Ottawa River. Each district was further subdivided into counties and townships, with the property originally falling within the west riding of York County and Chinguacousy Township, one of three 'new' sections (the other two being Albion and Caledon) ceded by the Mississauga people through treaty on October 28, 1818. York County was reorganized in 1851, with the west riding forming the County of Peel.

The origin of the name 'Chinguacousy' is murky. Lieutenant Governor Sir Peregrine Maitland selected it either for the Mississauga word for the Credit River meaning 'young pine'; as a derivation of 'Shing-wauk ons-e-ka', translated as 'a place where the young pines grow'; or to honour Chippewa chief Shinguacose, who was recognized for his role aiding the British in the surrender of Fort Michilimakinac by the Americans on July 17, 1812 (Ritchie 2014:4; Gardiner 1899:241).

The first land survey of the township was undertaken from 1818 to 1819 by Richard Bristol and Timothy Street (Widdis 1982:451). They decided to use the 'double-front' system, a survey that established concession numbers running east (E.H.S) and west (W.H.S) from a baseline laid through the centre of the township (today's Hurontario Street; Figure 2). Lot numbers were assigned running south to north. In the double-front system only the concession roads were surveyed, and their width specified at 66 feet (20 m) wide. Between these and side roads were five lots of 200 acres (80 ha.), each 30 chains wide and 66.7 chains deep. These lots were then divided in half to provide land grants of 100 acres, all of which had road access (Schott 1981; Gentilcore 1969).



Figure 2: Examples of the double front survey system, used from 1815-1829 (Gentilcore 1969; Schott 1981). The dashed line in the drawing at left represents the surveyed road centrelines. The 200 acre (Ac.) lots were divided in half, creating 100 acre lots 30 chains (c.) wide by 33.3 chains long (1 chain = 66 feet/ 20.12 metres). The drawing at right is an example of an east half double front survey, where concessions are numbered west to east from a centreline, and lots are numbered south to north

Settlers began arriving shortly after the survey was complete. The first arrivals were primarily second generation United Empire Loyalists from Niagara, although families from New Brunswick, the United States, and other parts of Upper Canada also took up land (Walker & Miles 1877:90). The population of the township in 1821 numbered only 412, but in 20 years this number had increased to 3,965 and included concentrations of settlement in the villages of Brampton, Cheltenham, Edmonton (now Snelgrove), Sand Hill, Campbell's Cross, Huttonville, Springbrook, and Mayfield, and smaller communities such as Terra Cotta and Alloa (Smith 1846; Walker & Miles 1877:90). By 1846, it was reported that over 90% of the assessed acreage of 80,271 had been granted, and 26,266 of the 'excellent land' was cleared and under cultivation (Walker & Miles 1877:90). The township could also boast a grist mill, seven saw mills, and twenty-three schools (Walker & Miles 1877:47,82). At mid-century, all the lands in Chinguacousy Township had been settled, the population had grown to 5,489, and two grist mills and eight saw mills were in operation (Smith 1850). A decade later, the population had grown again, reaching 6,897 (Mitchell & Co. 1866).

Events in Europe dramatically improved the township's fortunes; a combination of failed harvests and disrupted trade routes caused by the Crimean War suddenly created a market for Canadian wheat producers, then centred in Ontario, to meet global demand. Simultaneously, the 1854 Canadian-American Reciprocity Treaty prompted farmers to also take up livestock rearing for export to the United States (Scheinman 2009:6). Getting these products to consumers was aided by the new railway lines: the Grand Trunk Railway connected Brampton to Toronto by 1859, and it was joined in 1879 by the Credit Valley Railway that ran through Snelgrove (Currie & Henderson 2008:7). During the late 19th century, a general shift away from agricultural production toward industrial and commercial enterprises in urban centres caused the growth of Chinguacousy Township to plateau, with populations declining to 5,154 by 1880. Despite this decline, roughly 85 percent of the buildings in

Chinguacousy Township could be considered “first class” or built of brick, stone, or first-class frame. The remainder were either constructed of log, or inferior frame (Ontario Agricultural Commission 1880:418).

At the opening of the 20th century, economic development of Chinguacousy Township, like that of adjacent counties and townships, relied on the prosperity of nearby Toronto and exports to the United States and Britain. Following World War II, the widespread use of motor vehicles brought changes to urban and rural development. As vehicular traffic increased, the network of roadways throughout the region improved, providing Chinguacousy Township and its communities with better connections to the growing metropolis of Toronto.

In 1973, the portion of Chinguacousy Township north of Mayfield Road became part of the Town of Caledon, while the portion to the south was amalgamated with the Town of Brampton and the Township of Toronto Gore to form the City of Brampton in the new Regional Municipality of Peel. In 2016, the population of the City of Brampton numbered 593,638 (Statistics Canada 2016).

4.2.2 Breadner House, 59 Tufton Crescent

To trace the occupational history of this property, title abstract index records, assessment rolls, land registry records, census records and directory records were consulted.

The property was once located in Lot 12, Concession 3 West of Centre Road, in the Chinguacousy Township, Peel County. Online land registry records were only available from 1917 to 1989; however, Abstract Index Books confirmed that Joseph Breadner was granted the southwest half of Lot 12 in 1856 from the Crown for a total of 100 acres. This is corroborated by both Tremaine’s 1859 *Map of Peel County* and Peel & Co.’s 1877 map, which identify Joseph Breadner as the owner of Lot 12, Concession 3 (Figure 3). The 1859 map shows that the property was near the Mount Pleasant community, and the Grand Trunk Railway (GTR) ran to the south. A structure is not visible on the property until the 1877 map, which depicts a residence and barn along with an orchard.

Joseph Breadner (1800-1879) was an Irish farmer and weaver. He married Mary Scott on April 12th, 1830 and originally settled in Streetsville, working in a woollen mill (Peel Art Gallery Museum and Archives 1953-1972; Figure 4). There are sources that identify that Joseph purchased a one hundred acre farm on the Third Line West, north of No. 7 Highway as early as 1833, receiving full ownership in 1856 (Peel Art Gallery Museum and Archives 1953-1972). Although the abstract index records identify that Breadner only received the Crown grant in 1856, this is confirmed through the assessment rolls which in 1835 lists Joseph Breadner as occupying Lot 12, Concession 3 with 86 acres of uncultivated and 14 acres of cultivated land. It is thus likely that Breadner occupied the lot as early as 1833 but was not officially granted the land until 1856. By 1844, 40 acres were cultivated with two horses, two milk cows and two horned cattle. It does not indicate that a house was located on the property and the total assessment value is illegible although it appears to be two digits.

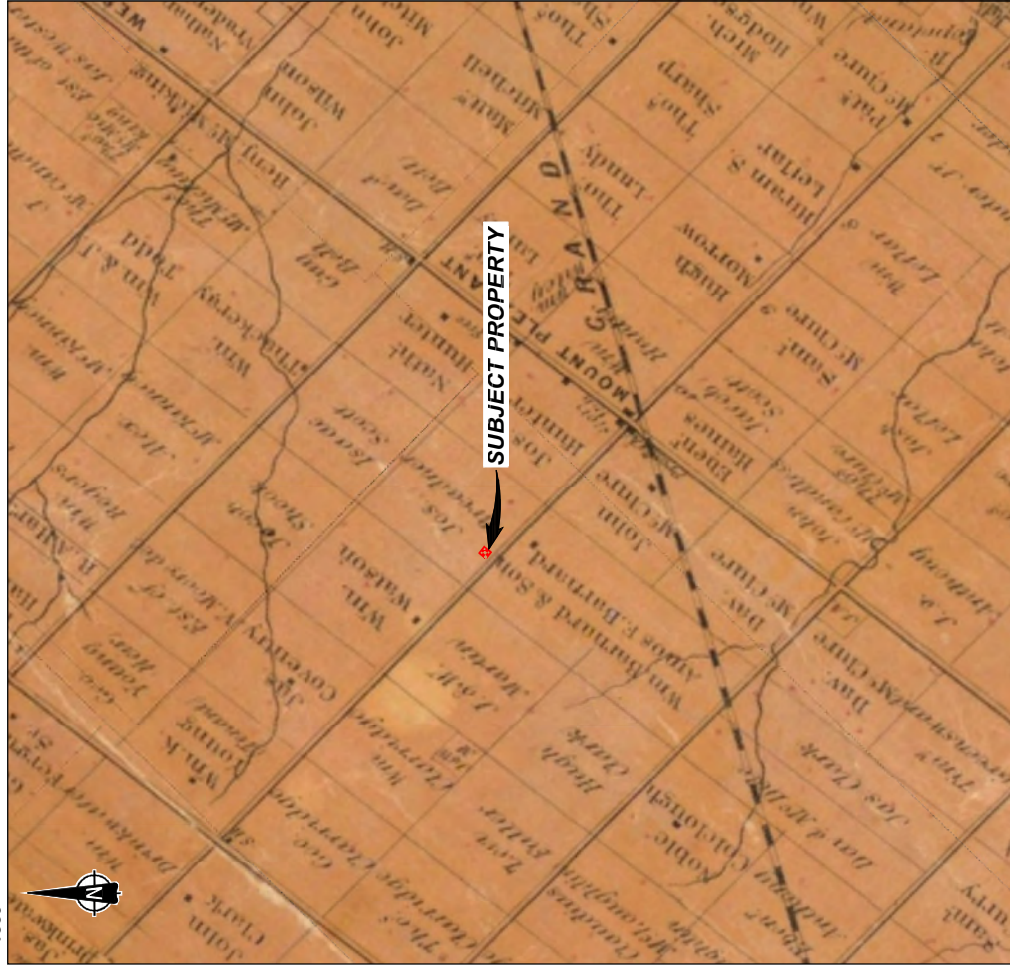
At the time of the 1851 Census, Joseph was a yeoman living with his wife Mary and children Robert, James, Joseph, John, William, Sarah, Elizabeth, Margaret and Abigail. The 1866 Assessment Roll lists Joseph (Sr.) and John as the owners of the lot, with a total property value of \$2,900. By the 1871 Census, Joseph was living with his wife and Robert, John, William, Abigail, Isaac, Jacob and Henry. Joseph passed away eight years later, willing the property to his wife Mary (Figure 5). The 1881 Assessment Rolls identify Joseph’s sons John and Isaac Breadner as the owners of Lot 12, Concession 3 with a total aggregate value of \$4,340. Mary passed away in 1902 and John Breadner retained ownership; however, he passed away only three years later (1847-1905; Figure 6).

The land registry records (APPENDIX A) indicate that the house remained in the Breadner family until 1969. Norman Breadner (1895-1968), child of John Breadner and his wife Elizabeth, was the last family member to live in the house. The 1923 Assessment Roll show that Wilbert (farmer), Norman (farmer) and their mother Elizabeth (widow) lived together at the property. Upon Elizabeth's death in 1937, Norman Breadner acted as executor and the property was left to Norman's brother Wilbert H. Breadner. Wilbert passed away in 1955 and the property was granted to Norman. After Norman passed away in 1968, the property was rented to Ralph E. Monkman and Beatrice E. Monkman, as tenants in common.

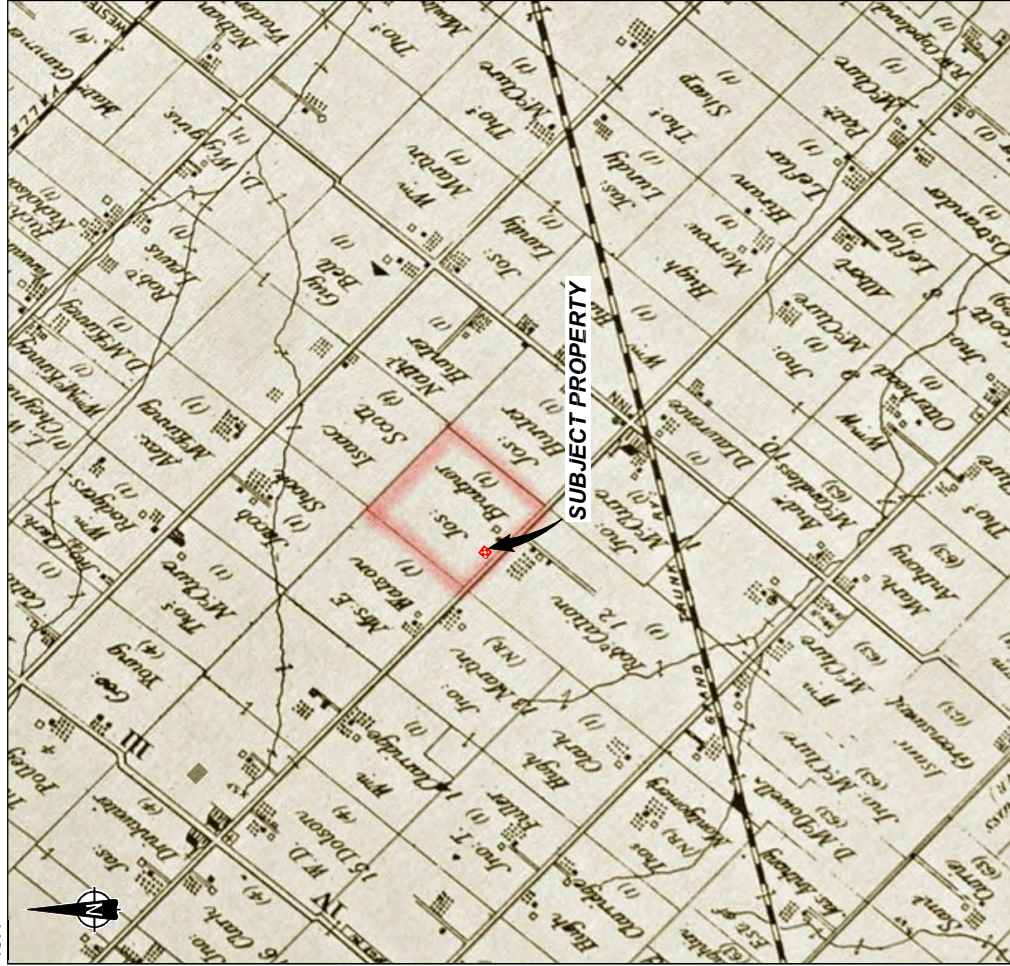
Topographical maps from 1909 to 1973 show the property relatively unchanged, with the Grand Trunk Railway (subsequently Nation Trunk Railway, then Canadian National Railway) running to the south of the property (Figure 7). By 1963, the downtown core of the City of Brampton appears to have started expanding westwards towards the property.

Aerial imagery from the mid- 20th century to early 21st century show that there were agricultural buildings and a farm associated with Breadner House (Figure 8). These outbuildings were demolished by 2002 when suburban residential development began to be constructed to the east. In 2006, Breadner House was designated as being of cultural heritage value or interest (By-law 34-2006). By 2009, this suburban development had extended to the north, east and west of Breadner House. In 2011, during excavation for a rear addition, the exterior walls of the salt-box style addition and half of the south original wall of the house collapsed. A preliminary conservation plan was completed that same year (Phillip H. Carter Architect and Planner 2011) and the City subsequently issued a demolition permit for Breadner House due to unsafe condition resulting from the partial collapse.

1859



1877



LEGEND

APPROXIMATE LOCATION
OF SUBJECT PROPERTY

REFERENCE

TREMAINE, G., 1859, TREMAINE'S MAP OF THE COUNTY OF PEEL, CANADA
WEST, UNIVERSITY OF TORONTO COUNTY MAPS
"<http://maps.library.utoronto.ca/hgis/counymaps/peelindex.html>", AND
1877 ILLUSTRATED HISTORICAL ATLAS OF THE COUNTY OF PEEL, ONTARIO,
ED. ROSS CUMMINGS, 1972 REPRINT, MCGILL COUNTY ATLAS,
"<http://digital.library.mcgill.ca/CountyAtlas/showtownship2.php?townshipid=Chinguacousy%20SOUTH>";
AND SURVEY PLAN PROVIDED BY CLIENT.

NOTES
THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ
IN CONJUNCTION WITH ACCOMPANYING TEXT.
ALL LOCATIONS ARE APPROXIMATE.

PROJECT

HERITAGE IMPACT ASSESSMENT
59 TUFTON CRESCENT
CITY OF BRAMPTON, ONTARIO

FILE

SUBJECT PROPERTY
OVERLAIN ON HISTORICAL MAPS

PROJECT No. 19126982-1000-R01003.dwg

CAD DATE 18/19

CHECK 18/19

SCALE NTS 1:500

GOLDER

FIGURE 3

Prawing file: 19126982-1000-R01003.dwg Dec 18, 2019 - 9:41am 25mm Original Format is Tabloid 279mm x 432mm Client: Middle Oak Development



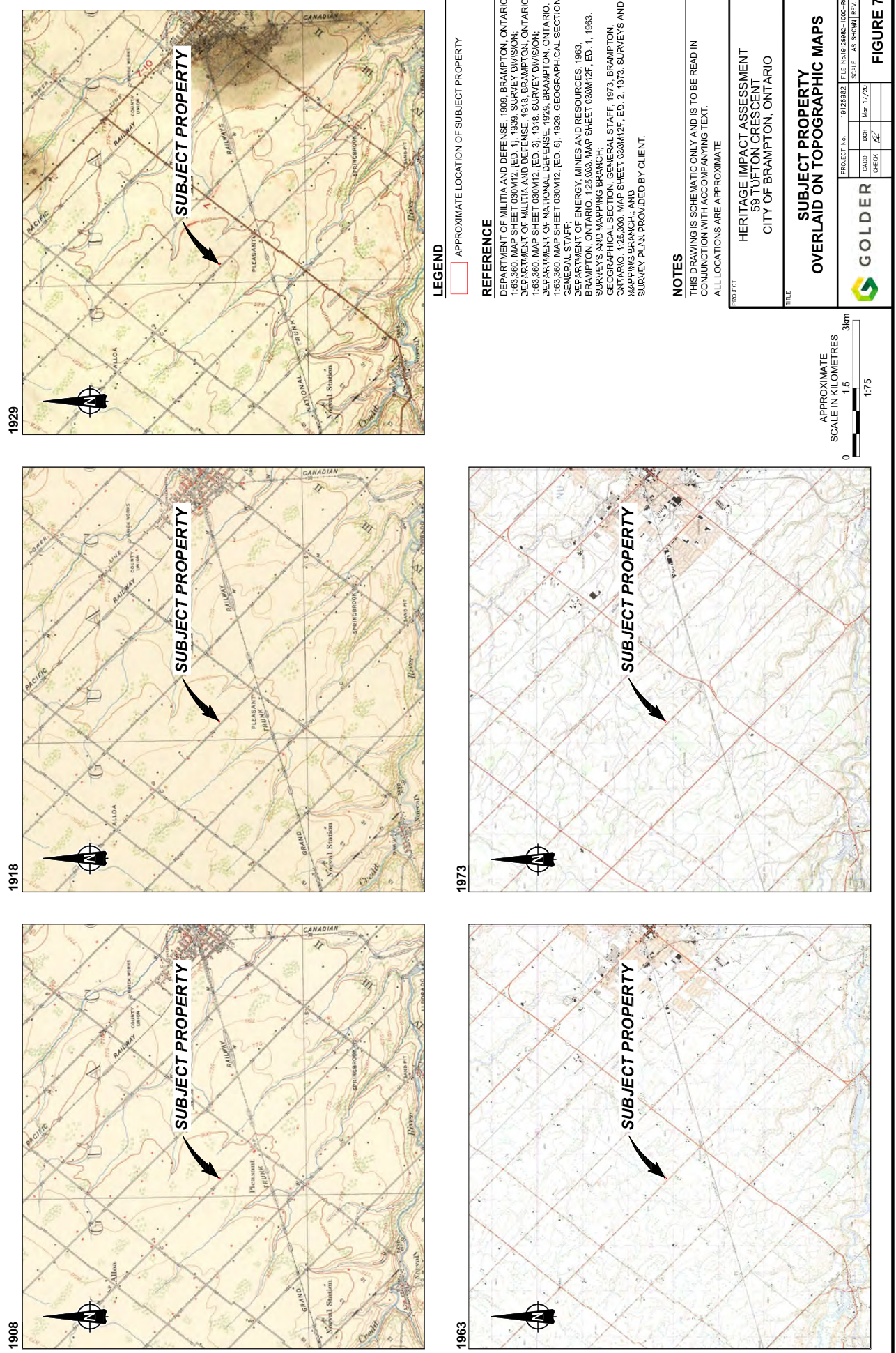
Figure 4: Joseph Breadner & Mary Scott (Source: ancestry.ca)



Figure 5: Joseph Breadner's Gravestone (Source: FindAGrave 2019)



Figure 6: John Breadner's family gravestone (Source: FindAGrave 2019)



1978



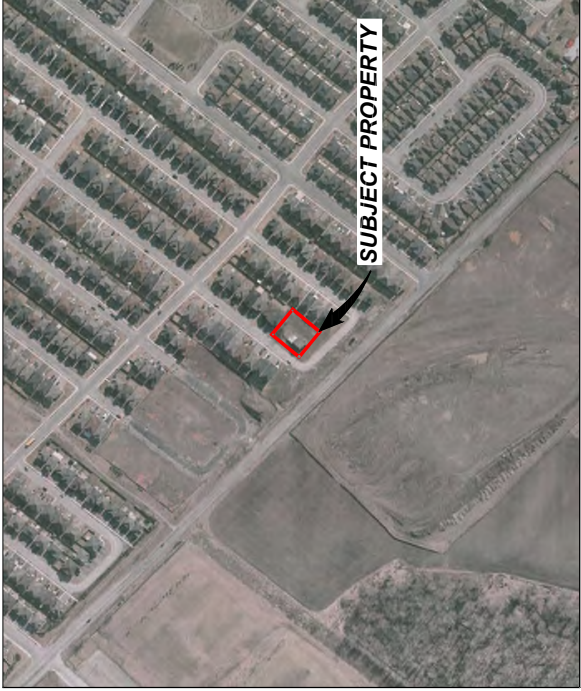
1989



2002



2009



LEGEND

APPROXIMATE LOCATION
OF SUBJECT PROPERTY

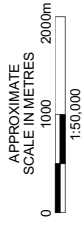


REFERENCE

1978 and 1989 AERIAL IMAGERY BY
NORTHWAY/PHOTOMAP/REMOTE SENDING LTD.,
PROVIDED BY PEEL ARCHIVES;
2002 and 2009 AERIAL IMAGERY BY FIRST BASE
SOLUTIONS, PROVIDED BY PEEL ARCHIVES; AND
SURVEY PLAN PROVIDED BY CLIENT.

NOTES

THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ
IN CONJUNCTION WITH ACCOMPANYING TEXT.
ALL LOCATIONS ARE APPROXIMATE.



PROJECT		HERITAGE IMPACT ASSESSMENT 59 TUFTON CRESCENT CITY OF BRAMPTON, ONTARIO	
TITLE		SUBJECT PROPERTY OVERLAID ON AERIAL IMAGERY	
PROJECT No.		19126982	
CADD	DATE	SCALE	FILE No
CHECK	18/19	AS SHOWN	19126982-1000-R01008
GOLDER		FIGURE 8	

5.0 EXISTING CONDITIONS

5.1 Setting

The setting of the immediate area can be characterized as suburban and is zoned R1D: Residential. Suburban residential development is located to the north, west, east and south (Figure 9 to Figure 11). The Grace Canadian Reformed church is located to the southeast of the property, and Brampton Fire Station 210 and Creditview Sandalwood Park and Chinguacousy Soccer Field are located to the southwest. Otherwise, the immediate area is mainly residential.

Traffic on Tufton Crescent is one lane in each direction with sidewalks on the west side of the street, separated by a grass median. Young vegetation is located on private property – there are no street trees in the public right-of-way. The property's topography is flat (254-255 metres above sea level), and there are no waterways nearby. There is open space dividing the property and Tufton Crescent from Creditview Road, providing clear views between the two roadways.

Remnants of the stone façade of Breadner House are stockpiled at the southeast corner of the property (Figure 12). Otherwise, the only remaining feature are tree stumps near the centre of the property and one young tree on the west property boundary.



Figure 9: View of the property (left) from Creditview Road, facing east



Figure 10: View of the property (right) from Tufton Crescent, facing northwest



Figure 11: View of the property from Creditview Road, facing north



Figure 12: View of the property from Tufton Crescent, facing northeast

5.2 Built Environment: Breadner House

5.2.1 Exterior

The single-detached, one-and-a-half storey Breadner House was once located fronting west on Tufton Crescent (Figure 13 to Figure 17). The wood-framed structure had a rectangular plan with a rear shed roof extension constructed of vertical wood planks with a metal roof. The main block was clad in coursed rubble stone with natural stone quoin detailing. The saltbox style roof was covered in asphalt shingles with wood brackets, returned eaves and decorated frieze with dentils. At the centre of the gable on the east façade was a millstone. Two single stack chimneys were located on the side left and side right, one constructed of red brick and the other concrete.

Windows had a flat opening with wood plain lug sills. Brick soldier voussoirs were on the south façade, the west façade had a shaped stone lintel, and the north façade had plain stone lintel. There were two windows at the basement level; one at the south façade and the other on the north. The shed roof extension had two square windows. A set of straight stone stairs on the west façade led to the centre one-leaf entrance, which had a flat opening and entablature. Prior to demolition, all windows and doors had been covered with plywood. Remnants of a wood fence extended from the north façade between the main block and shed extension, and from the east façade of the shed extension. Two columnar evergreens partially blocked the centre entrance.

All stones from Breadner House are currently being kept at the southeast corner of the property (Figure 18), or off-site (Figure 19 to Figure 23).



Figure 13: West façade of Breadner House prior to demolition (Source: City of Brampton 2009)



Figure 14: West and south façades of Breadner House prior to demolition (Source: City of Brampton 2009)



Figure 15: South and east façades of Breadner House prior to demolition (Source: City of Brampton 2009)



Figure 16: North and east façades of Breadner House prior to demolition (Source: City of Brampton 2009)



Figure 17: North façade of Breadner House prior to demolition (Source: City of Brampton 2009)



Figure 18: Stones from the collapsed Breadner House on the southeast corner of the original lot (November 2019)



Figure 19: Stones from Breadner House being stored off-site including the millstone from the gable roof (November 2019)



Figure 20: Stones from Breadner House being stored off-site (November 2019)



Figure 21: Stones from the north and west façade of Breadner House being stored off-site (November 2019)



Figure 22: Stones from the south and west façade of Breadner House being stored off-site (November 2019)



Figure 23: Close-up photo of the millstone from the centre of the gable roof (November 2019)

5.3 Structural History & Analysis

Five developmental phases could be identified based on structural evidence and documentary research. The first phase represents the occupation of the property by the Breadner family (1833 to 1969), the continued use of Breadner House as a residential property (1970 to 2001), demolition of the agricultural outbuildings on the property (2002 to 2008), construction of the wood framed rear addition and partial collapse of the structure (2009 to 2011) and the full demolition of Breadner House (2011 to present).

5.3.1 Phase 1: Breadner family occupation, 1833 to 1969

This phase represents the construction of Breadner House in the Georgian style and initial occupation by Joseph Breadner and his family. Historical research identified that the building remained in the Breadner family until 1939.

Assessment rolls show that Joseph Breadner occupied Lot 12, Concession 3 as early as 1835 with 86 acres of uncultivated and 14 acres of cultivated land. An archaeological assessment conducted on the property determined that, due to the absence of late 19th century material and the distance from the stone residence where the archaeological site was found, it is likely that the Breadner family originally constructed a log house which was later replaced by the present stone structure (Archaeological Services Inc, 2001). This could be possible; however, the assessment rolls did not identify a house on the property until 1866, when the land value increased to \$2,900 from what appears to be a two digit value in 1844. A set date of construction for Breadner House could not be determined but based on the assessment rolls, land registry, historical maps and architectural style it can be narrowed down to between 1850 and 1865.

The Georgian style was popular in Ontario from 1784-1860 (Blumenson 1990:5). Given the varied background of early settlers, most of these buildings were constructed in a vernacular style and were rebuilt or remodelled according to the latest building trends in New York or London (Blumenson 1990:5). The vernacular style is characterized by large chimneys and a minimal amount of Classical detailing, and also includes steep roof lines, moulded surrounds and symmetrical façades (Blumenson 1990:5, 8). Breadner House had maintained several Georgian features including the large end-wall chimneys, main entrance with entablature, wood dentils and returned eaves and moulded surrounds.

It is unknown exactly when the saltbox roof was added to Breadner House; however, due to the similar material as the main block of the house it was likely constructed early on in the Breadner family's occupation of the property. The addition is evidenced by the lack of stone quoins at the north and south corners of the building, how the building partially collapsed (see APPENDIX C), and the style of the addition.

The Saltbox style is a Colonial style of architecture that is largely attributed to the New England area (Heritage Cramahe 2019). The simple design dates back to the 1650s and received its name for its resemblance to a wooden lidded salt box (Heritage Cramahe 2019; Stokes et al 2012:12). The style is rare in Ontario and can be characterized as wood frame buildings with two storeys at the front façade and one storey in the back with a steep pitched roof (Heritage Cramahe 2019). Frequently, the main block of the building is a storey-and-a-half with an extension of a single storey, especially when the saltbox is an addition (Figure 24; Stokes et al 2012:12).

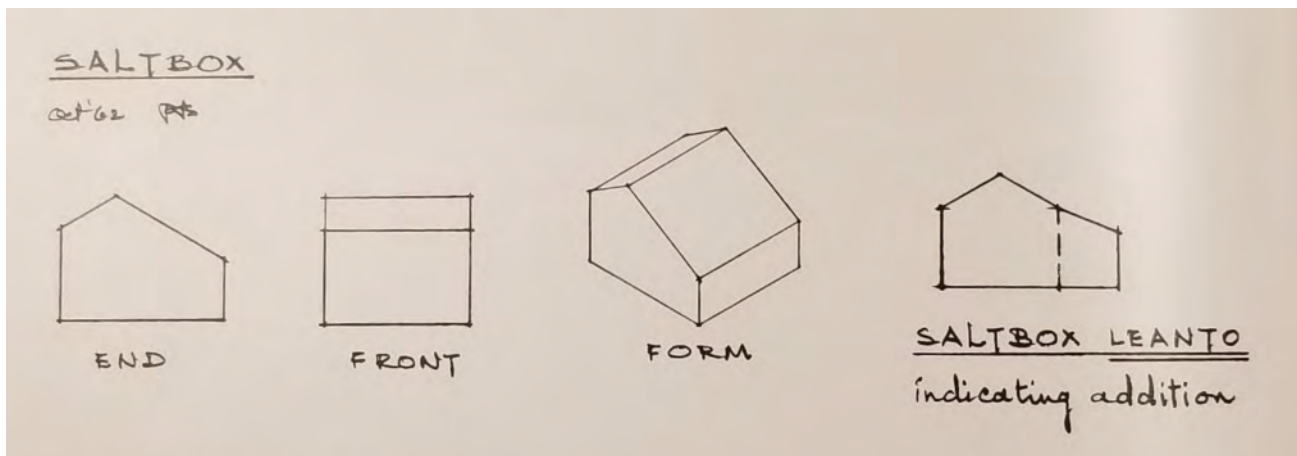


Figure 24: Saltbox Lean-to Addition (Stokes et al. 2012:12)

5.3.2 Phase 2: Continued residential use of Breadner House, 1970 to 2001

After Norman Breadner's death in 1968, the property was granted in 1969 to Ralph E. Monkman and Beatrice E. Monkman, as tenants in common. This phase represents the continued residential use of the structure after the Breadner families tenure on the property. Aerial imagery shows that the agricultural outbuildings remained on the property, suggesting that the agricultural use was also continued during this time.

5.3.3 Phase 3: Demolition of agricultural outbuildings, 2002 to 2008

Aerial imagery from 2002 depict that the agricultural outbuildings to the rear of Breadner House were demolished, and suburban residential development began to be constructed to the east of the property.

5.3.4 Phase 4: Construction of rear addition and partial collapse, 2009 to 2011

The third phase represents the plans to construct a wood frame addition to the rear of Breadner House in 2009, and the subsequent partial collapse during the excavation for the addition in 2011 (see APPENDIX C). The majority of the saltbox roof addition collapsed while construction crews were looking for the bottom of the footing. The 2009 aerial imagery shows that by this time, suburban residential development surrounded Breadner House to the east, west and north.

5.3.5 Phase 5: Full demolition of Breadner House, 2011 to Present

The final phase represents the full demolition of Breadner House. A building permit was issued by the City of Brampton on September 30, 2011, for the total removal of Breadner House due to unsafe conditions due to collapse. The lot has remained unoccupied since 2011.

6.0 CULTURAL HERITAGE EVALUATION

The Breadner House was designated under By-law 34-2006 (APPENDIX B). From the results of the documentary research and field investigations, the property was evaluated to determine if it met the criteria for CHVI as prescribed in O. Reg. 9/06. The results of this evaluation are provided below.

6.1 Design or Physical Value

Criteria	Meets Criteria (Yes/No)
<i>(i) Is a rare, unique, representative or early example of a style, type, expression, material or construction method;</i>	Yes
<p>Rationale: Breadner house is a rare and unique example of a Georgian style, fieldstone residence with Saltbox style addition. There are few stone structures included in the City of Brampton's heritage register and most are being used for institutional or commercial purposes. There is a one-and-a-half storey, fieldstone farmhouse with a gable roof included on the City of Brampton's heritage register located at 6461 Mayfield Road. Otherwise, Breadner House is the only example of a stone residence included on the City's register.</p> <p>Constructed circa 1850-1865, it is not an early example of a Georgian-style which was popular from 1784 to 1860, or an early example of wood frame construction.</p>	

Criteria	Meets Criteria (Yes/No)
<i>(ii) Displays a high degree of craftsmanship or artistic merit;</i>	Yes
<p>Rationale: The original construction, with its fieldstone combined with placement of large and irregular stone quoins and circular stone at the centre of the gable roof, displays a high degree of masonry craftsmanship.</p>	

Criteria	Meets Criteria (Yes/No)
<i>(iii) Demonstrates a high degree of technical or scientific achievement.</i>	No
<p>Rationale: Although constructed to a high degree of craftsmanship or artistic merit, Breadner House does not demonstrate a high degree of technical or scientific achievement as a vernacular style residence.</p>	

6.2 Historical or Associative Value

Criteria	Meets Criteria (Yes/No)
<i>(i) Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community;</i>	Yes

Criteria	Meets Criteria (Yes/No)
Rationale: The property has direct associations with Joseph Breadner, a farmer and weaver, and his family who were early settlers in the former Chinguacousy Township. The property was used for agricultural purposes by the Breadner family and remained in the family until 1969.	

Criteria	Meets Criteria (Yes/No)
(ii) Yields, or has the potential to yield information that contributes to an understanding of a community or culture;	Yes
Rationale: Due to the long-standing occupation of the property by the Breadner family, early settlers of the Chinguacousy Township, the Breadner House has potential to yield information that contributes to a further understanding of the Township and specifically the Mount Pleasant community and how it developed.	

Criteria	Meets Criteria (Yes/No)
(iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	No
Rationale: Historical research did not identify the architect, artist or designer of Breadner House. Although the house was built for Joseph Breadner, an early settler of the former Chinguacousy Township, it is not known who constructed the structure.	

6.3 Contextual Value

Criteria	Meets Criteria (Yes/No)
(i) Is important in defining, maintaining or supporting the character of an area;	No
Rationale: The character of the area is suburban, with residential development surrounding Breadner House. Significant early 21 st century suburban residential development and the reduced lot size has diminished the building's role in defining and maintaining the character of the area. All agricultural land once associated with the lot has been significantly altered.	

Criteria	Meets Criteria (Yes/No)
(ii) Is physically, functionally, visually or historically linked to its surroundings;	Yes
Rationale: Although the area surrounding Breadner House has been substantially altered from an agricultural rural area to suburban residential, there is a physical and historical link with Creditview Road which has been maintained.	

Criteria	Meets Criteria (Yes/No)
(iii) Is a landmark.	Yes
Rationale: As the last remaining 19 th century feature in the area, Breadner House can be considered a local landmark. The lack of vegetation provides clear views of the property from Creditview Road, ensuring its prominence in the streetscape. It provides a visual reminder of the agricultural history and settlement of the former Chinguacousy Township and Mount Pleasant community.	

6.4 Evaluation Results

The preceding evaluation determined that the property has CHVI as it meets all criteria of *O. Reg. 9/06*. Based on this evaluation, a Statement of CHVI is proposed below. The heritage attributes are partially informed by the Designation By-law 034-2006.

6.5 Proposed Statement of Cultural Heritage Value or Interest

6.5.1 Description of Property – 59 Tufton Crescent

Breadner House is located at 59 Tufton Crescent in the City of Brampton, Ontario. The property is bound by Tufton Crescent to the west, east and south, with Leagate Street to the north. Breadner House is surrounded by suburban residential development.

6.5.2 Statement of Cultural Heritage Value or Interest

The property at 59 Tufton Crescent is of cultural heritage value or interest for Breadner House, which has design or physical value, historical or associative value and contextual value. Constructed circa 1850-1865 as a one-and-a-half storey, Georgian style farmhouse, Breadner House was part of a large agricultural property owned by the Breadner family who were early settlers to the former Chinguacousy Township. The house was altered shortly after its initial construction with a saltbox style rear addition. The Breadner family retained ownership of the property from 1833 until 1969. Breadner House serves as a landmark in the community as one of the last remnants of a 19th century structure and early life in the Chinguacousy Township, and has retained its physical and historical relationship with Creditview Road.

6.5.3 Description of Heritage Attributes

Key attributes that reflect the cultural heritage value of the property include Breadner House with its:

- One-and-a-half storey vernacular farmhouse
- Salt-box form and Neoclassical and Georgian design influences
- Random fieldstone foundation
- Three bay front elevation with central door
- Fieldstone façades with sandstone quoins and lintels
- Unpainted stone walls
- Ornamental boxed cornice with paired dentils

- Millstone at the centre of the gable roof
- Six-over-six wood sash windows
- Front entrance with classical entablature, pilasters and decorative geometric patterning
- Historical and visual connection to Creditview Road

7.0 DESCRIPTION OF PROPOSED DEVELOPMENT

Breadner House was designated under Part IV of the *Ontario Heritage Act* in 2006. The City issued a demolition permit in 2011 due to safety concerns after it partially collapsed during construction of a rear addition (site plans of the proposed addition can be found in APPENDIX C). A preliminary conservation plan was conducted after the partial collapse to identify steps to conserve the remnants of Breadner House, including preserving principal stones and wood trim for stockpiling and specifications for new construction.

As Breadner House has been demolished, its physical condition cannot be assessed, and the heritage integrity has been lost. However, alternatives have been developed for the future mitigation and conservation options for Breadner House (see Section 8.0).

8.0 CONSIDERATION OF ALTERNATIVES

Three mitigation options were considered to avoid or reduce any adverse impacts to the property:

- 1) Commemorate on current property
- 2) Reconstruct on current property
- 3) Reconstruct on a new lot adjacent to 59 Tufton Crescent and commemorate

An options analysis for each mitigation option is provided in the subsections below.

8.1.1 Option 1: Commemorate Breadner House on its current property

This option involves commemorating Breadner House on its original and current lot and not proceeding with reconstruction.

Advantages: Commemoration provides an opportunity for the history, construction, and architecture of Breadner House, a structure of cultural heritage value or interest, be better understood and become an example for comparative study. Its importance to the community would survive as interpretive panels or through other means and would be accessible to the public.

Disadvantages: Breadner House has been determined to be of cultural heritage value or interest. As noted in the preliminary conservation plan, there is sufficient building material to reconstruct Breadner House. The original stone was numbered when it was dismantled, and the conservation plan also provided steps to reconstruct Breadner House. Given this, commemoration would not be sufficient.

Feasibility: This option is not feasible because of the:

- CHVI of Breadner House
- the amount of available salvaged material from Breadner House

8.1.2 Option 2: Reconstruct Breadner House on its current property

This option considers reconstructing Breadner House on its original lot and rehabilitating for residential use.

Advantages: This option would retain all of the heritage attributes of Breadner House at its original location. It is generally the most preferred of conservation options since – through minimal intervention – it has the highest potential of retaining all heritage attributes of the property. This would meet the MHSTCI *Eight Guiding Principles* (2007), which indicates that buildings should not be moved unless there are no other means to save them. As noted in Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada*, rehabilitation and re-use can revitalize a historic place. Not only are structures repaired and some cases restored when adapted for new uses, they are regularly maintained and protected and heritage attributes understood, recognized and celebrated.

Disadvantages: Incorporating the structure into new development will introduce design constraints; the impacts of shadow, differences in scale, orientation and setback and architectural compatibility will all have to be considered. It is likely that another suburban residential home would be constructed to the south of Breadner House, which would reduce its prominence in the streetscape and its potential to be a landmark building in the community. The original orientation towards Creditview Road and setback would require changes to neighbouring lots.

Feasibility: This option was determined to be feasible but less desirable due to:

- reduced prominence for Breadner House in the streetscape

8.1.3 Option 3: Reconstruct Breadner House on a lot adjacent to 59 Tufton Crescent and commemorate

This option considers reconstructing Breadner House on a smaller lot adjacent to 59 Tufton Crescent and rehabilitating the structure for new use (Figure 25). The Breadner House would then be commemorated through interpretive panels or other means.

Advantages: As noted above and in Canada's Historic Places *Standards and Guidelines*, rehabilitation and re-use can 'revitalize' a historic place. Rehabilitation projects are generally more cost-effective, socially beneficial and environmentally sustainable than new builds, even though they may require more specialized planning and trades to undertake. Breadner House was found to be of cultural heritage value or interest. This option would keep Breadner House close to its original location and retain its visual relationship with Creditview Road, while maintaining all of its identified heritage attributes. As noted above, there is sufficient building material to reconstruct Breadner House. Although this option goes against MHSTCI *Eight Guiding Principles* which indicates that buildings should not be moved unless there are no other means to save them, its relocation ensures that the building will remain prominent in the streetscape. This option would provide opportunities for Breadner House to be commemorated, which as noted above, provides an opportunity for the history, construction, and architecture of Breadner House be better understood and become an example for comparative study. This would help meet the City's objective to promote public awareness of Brampton's heritage.

Disadvantages: This would go against MHSTCI *Eight Guiding Principles* which indicates that buildings should not be moved unless there are no other means to save them. It would also go against the *Standards and Guidelines for the Conservation of Historic Places in Canada*, which recommends adopting the approach of minimal intervention. However, as the structure has already been demolished minimal intervention cannot be pursued.

Feasibility: This option was determined to be the most feasible as:

- Breadner House has CHVI
- it ensures Breadner House has an active use and prominence in the streetscape
- it provides interpretation and commemoration opportunities
- the minimal intervention approach has already not been implemented as Breadner House was demolished
- it provides an opportunity for heightened public exposure



Figure 25: Breadner House current Lot (202) and proposed Lot for relocation (327)

8.2 Mitigation & Conservation Recommendations

Based on the preceding analysis, Golder recommends to:

- relocate and reconstruct Breadner House on a new residential lot adjacent to 59 Tufton Crescent and commemorate.

Although Option 2 would also be feasible, Option 3 is more appropriate for its level of conservation and public exposure. It ensures Breadner House has an active use and will be prominent along the streetscape and maintains its physical and historical connection with Creditview Road.

The following short-term and long-term conservation actions are recommended:

Short-term Conservation Actions

- prepare a Heritage Conservation Plan (HCP) detailing the conservation approach (i.e. preservation, rehabilitation or restoration), the required actions and trades depending on approach, and an implementation schedule to conserve the remnants of Breadner House prior to, during and after the reconstruction effort.

Long-term Conservation Actions

- designate Breadner House and its associated new parcel under Part IV of the *Ontario Heritage Act*
- officially name the building 'Breadner House' and install a commemorative plaque on the new parcel which references the original location of the house, in a location and manner that will be visible from public rights of way but will not impact any heritage attributes of the house. Details associated with the commemorative plaque, such as the language and location, should be incorporated into the HCP.

9.0 SUMMARY STATEMENT & RECOMMENDATIONS

In October 2019, Middle Oak retained Golder to conduct a HIA for 59 Tufton Crescent in the City of Brampton, Ontario. The property was designated in 2006 under Part IV of the *Ontario Heritage Act* and is known locally as Breadner House.

A demolition permit was issued by the City of Brampton (the City) in 2011 due to safety concerns after the Breadner House partially collapsed during construction of a rear addition. Middle Oak is looking to explore conservation options for the now demolished building.

Following guidelines by the MHSTCI, the City of Brampton's *Official Plan* and *Heritage Impact Assessment Terms of Reference*, and Canada's *Historic Places Standards and Guidelines for the Conservation of Historic Places in Canada* (2010), this HIA identifies the heritage policies applicable to the property, summarizes the property's geography and history, and provides an inventory and evaluation of the property's built and landscape features. Based on this understanding of the property, the potential impacts resulting from the proposed development are assessed and future conservation actions recommended based on a rigorous options analysis.

This HIA concludes that:

- Breadner House has CHVI as a one-and-a-half storey, Georgian style farmhouse with saltbox addition constructed circa 1860 for the Breadner family, early settlers to the former Chinguacousy Township, and as one of the last remnants of a 19th century structure and early life of the former Township.

To ensure the long-term sustainability and use of Breadner House as a valued built heritage resource, Golder recommends to:

- relocate and reconstruct Breadner House on a new residential lot adjacent to 59 Tufton Crescent and commemorate.

The following short-term and long-term conservation actions are recommended:

Short-term Conservation Actions

- prepare a Heritage Conservation Plan (HCP) detailing the conservation approach (i.e. preservation, rehabilitation or restoration), the required actions and trades depending on approach, and an implementation schedule to conserve the remnants of Breadner House prior to, during and after the reconstruction effort.

Long-term Conservation Actions

- designate Breadner House and its associated new parcel under Part IV of the *Ontario Heritage Act*
- officially name the building 'Breadner House' and install a commemorative plaque on the new parcel which references the original location of the house, in a location and manner that will be visible from public rights of way but will not impact any heritage attributes of the house. Details associated with the commemorative plaque, such as the language and location, should be incorporated into the HCP.

10.0 REFERENCES

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Signature Page

Golder Associates Ltd.



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Cultural Heritage Specialist & Archaeologist



Michael Teal, M.A.
Associate, Senior Archaeologist

EC/RN/MT/ly

[https://golderassociates.sharepoint.com/sites/113429/project files/6 deliverables/19126982-1000-r-rev0 26august2020 middle oak 59 tufton cres brampton hia.docx](https://golderassociates.sharepoint.com/sites/113429/project%20files/6%20deliverables/19126982-1000-r-rev0%2026august2020%20middle%20oak%2059%20tufton%20cres%20brampton%20hia.docx)

APPENDIX A

Land Registry Records

Number	Instrument	Date of Instrument	Date of Registration	Grantor	Grantee	Area	Consideration	Comments
18001	Admr. Deed	1 May 1937	4 June 1937	Norman H.E. Breadner, et al, Adms. of Elizabeth Breadner Est., & Joseph A. Breadner, et al	Wilbert H. Breadner	100	1.00	W ½
25581	Grant	10 Jan 1956	27 Mar 1958	Norman Breadner, personally Adms of Wilbert H. Breadner Est. et al	Norman Breadner	--	\$1800	W ½ - 100 ac
111093 VS	Grant	1 May 1969	18 June 1969	Elizabeth Sanderson + William J. Reid, personally Adms of Norman (H.E.) Breadner Est. et al	Ralph E. Monkman + Beatrice E. Monkman, as tenants in common	100 ac	300000.00	W ½. Dom: Consent attached
712715	Grant		01 05 85	Monkman, Ralph E. Monkman, Beatrice E.	Monkman, Ralph E. Monkman, Beatrice E. as JT			W ½
877771	Grant		03 01 89	Monkman, Ralph Elwood Monkman, Beatrice Earlene	City of Brampton			Part of W ½ - Being part 1 on 43R-1612 8 Subj to rt-of-way

Number	Instrument	Date of Instrument	Date of Registration	Grantor	Grantee	Area	Consideration	Comments
877772	Grant		13 01 89	Monkman, Ralph Elwood Monkman, Beatrice Earlene	City of Brampton			Part of W ½ - Being part 3 on 43R-16128 Subj to rt-of- way
879999	Grant		23 01 89	Monkman, Beatrice Earlene	Monkman, Ralph Elwood Monkman, Beatrice Earlene as JT		2.00	Part of W ½ - Being part 4 on 43R-16128 Tog with rt-of- way over part 3 on 43R- 16128
880000	Grant		23 01 89	Monkman, Ralph Elwood	Monkman, Ralph Elwood Monkman, Beatrice Earlene as JT		2.00	Part of W ½ - Being part 2 on 43R-16128 Tog with rt-of- way over part 1 on 43R- 16128

APPENDIX B

Designation By-law 34-2006



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 34 - 2006

To designate the property at Lot 301, Tufton Crescent (Breadner House) 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) 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;

WHEREAS the Brampton Heritage Board supports the designation of the properties described herein;

WHEREAS a Notice of Intention to Designate has been published and served in accordance with the Act, and there has been no Notice of Objection served on the Clerk;

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

1. The property at Lot 301, Tufton Crescent (Breadner House) more particularly described in Schedule "A" is hereby designated as being of cultural heritage value or interest pursuant to Part IV of the *Ontario Heritage Act*.
2. The City Clerk shall cause a copy of this by-law to be registered against the property described in Schedule "A" to this by-law in the proper Land Registry Office.
3. The City Clerk shall cause a copy of this by-law to be served upon the owners of the property at Lot 301, Tufton Crescent (Breadner House) and upon the Ontario Heritage Trust and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Brampton as required by the *Ontario Heritage Act*.
4. The City Clerk shall serve and provide notice of this by-law in accordance with the Act.
5. The short statement of the reason for the designation of the property, including a description of the heritage attributes are set out in Schedule "B" to this by-law.
6. The affidavit of Leonard J. Mikulich attached, as Schedule "C" hereto shall form part of this by-law.

READ A FIRST, SECOND AND THIRD TIME AND PASSED IN OPEN COUNCIL THIS 13 DAY OF February 2006.

Approved as
to form
C. Murphy
02 10 06

Susan D. Fenell
SUSAN FENNEL - MAYOR

Leonard J. Mikulich
LEONARD JOSEPH MIKULICH - CLERK

Approved as to Content:

Karl Walsh
Karl Walsh, Director, Community Design, Parks Planning and Development

SCHEDULE "A" TO BY-LAW 34-2006

LEGAL DESCRIPTION

Lot 301, Plan 43M-1583, Brampton

PIN 14254-5792

SCHEDULE "B" TO BY-LAW 34-2006

SHORT STATEMENT OF THE REASON FOR THE DESIGNATION OF BREADNER HOUSE (LOT #301, TUFTON CRESCENT)

Breadner House was built for Joseph Breadner about 1860. The Breadners were one of Brampton's pioneer families and had a longstanding role in the agricultural history of Mount Pleasant village and Chinguacousy Township.

The house is one of the few stone residences in the City of Brampton. It is an excellent example of a one and a half storey vernacular farmhouse with salt-box form and Neo-Classical and Georgian design influences and well executed decorative elements.

Apart from a rear addition the house has undergone few alterations.

Breadner House is an important reminder of the agricultural heritage of Brampton.

The short statement of reason for the designation, including a description of the heritage attributes along with all other components of the full Heritage Report: Statement of Reason for Heritage Designation, constitute the "reason for heritage designation" required under the Ontario Heritage Act. The full Heritage Report is available for viewing in the City Clerk's office at City Hall, during regular business hours.

DESCRIPTION OF HERITAGE ATTRIBUTES (CHARACTER DEFINING ELEMENTS):

Unless otherwise indicated, the reason for designation, including the following heritage attributes (character defining elements), apply generally to all exterior elevations, facades, foundation, roof and roof trim, all entrances, windows, structural openings and associated trim, all architectural detailing, construction materials of wood, stone, brick, plaster parging, metal and glazing, their related building techniques, all interior spaces along with all contextual and landscaping features. The cultural heritage attributes that contribute to the significance of the subject property include the following:

Salt-box form; Georgian and Neo-Classical design; unpainted stone walls, sandstone blocks used as quoins and lintels; ornamental boxed cornice with paired dentils; front entrance door surround with classical entablature, pilasters and decorative geometric patterning; 6/6 wood sash windows; random fieldstone foundation; three bay front elevation with central door.

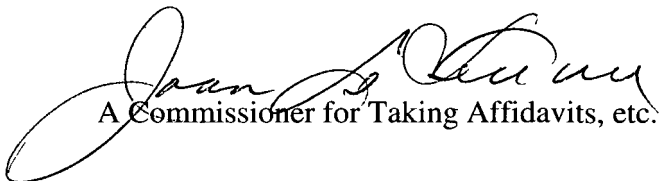
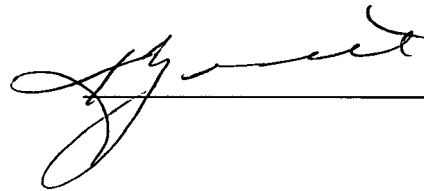
SCHEDULE "C" TO BY-LAW 34-2006

AFFIDAVIT OF KATHRYN ZAMMIT

I, KATHRYN ZAMMIT, of the Town of Caledon in the Region of Peel, MAKE OATH AND SAY:

1. I am the ~~Acting~~ Clerk for the Corporation of the City of Brampton and as such I have knowledge of the facts therein contained.
2. The public notice of intention to designate "Breadner House, Lot #301, Tufton Crescent" was served on the owner of the property and was advertised, in the form attached as Exhibit A to this my affidavit, in the Brampton Guardian, a newspaper having general circulation in the City of Brampton, on January 6, 2006.
3. No notice of objection was served upon the Clerk.
4. The by-law to designate the "Breadner House, Lot #301, Tufton Crescent" came before City Council at a Council meeting on February 13, 2006 and was approved..
5. A copy of the by-law, including a short statement of the reason for the designation has been served upon the owner of the property and the Ontario Heritage Trust and notice of such by-law was published in the Brampton Guardian on **March 3,** 2006.

SWORN before me at the City)
of Brampton, in the Region)
of Peel, this 7th)
day of March 2006)



A Commissioner for Taking Affidavits, etc.



NOTICE

TAKE NOTICE that the Council of the City of Brampton intends to designate property, being Breadner House and lands upon which the building is situated, at Lot #301, Plan 43M-1583 (Tufton Crescent), 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. c. O. 18.

SHORT STATEMENT OF THE REASON FOR THE DESIGNATION

Breadner House was built for Joseph Breadner about 1860. The Breadners were one of Brampton's pioneer families and had a longstanding role in the agricultural history of Mount Pleasant village and Chinguacousy Township.

The house is one of the few stone residences in the City of Brampton. It is an excellent example of a one and a half storey vernacular farmhouse with salt-box form and Neo-Classical and Georgian design influences and well executed decorative elements.

Apart from a rear addition the house has undergone few alterations.

Breadner House is an important reminder of the agricultural heritage of Brampton.

The short statement of reason for the designation, including a description of the heritage attributes along with all other components of the full Heritage Report: Statement of Reason for Heritage Designation, constitute the "reason for heritage designation" required under the Ontario Heritage Act. The full Heritage Report is available for viewing in the City Clerk's office at City Hall, during regular business hours.

DESCRIPTION OF HERITAGE ATTRIBUTES

To ensure that the cultural heritage significance of this property remains intact, certain heritage attributes are to be conserved, and they include:

Salt-box form; Georgian and Neo-Classical design; unpainted stone walls, sandstone blocks used as quoins and lintels; ornamental boxed cornice with paired dentils; front entrance door surround with classical entablature, pilasters and decorative geometric patterning; 6/6 wood sash windows; random fieldstone foundation; three bay front elevation with central door.

Breadner House possesses considerable cultural heritage value. Heritage designation under Part IV of the Ontario Heritage Act is recommended for architectural, historical and contextual reasons.

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 Jim Leonard, Heritage Coordinator in Urban Design Section, Planning, Design and Development Department at (905) 874-3825 to view this document, and for further information.

Notice of objections to the proposed designation may be served on the Clerk no later than 4:30 p.m. on Monday, February 6, 2006 (within 30 days of the publication of this notice).

Dated at the City of Brampton on this 6 th day of January, 2006.

L. J. Mikulich, City Clerk, City of Brampton.

Friday, January 6, 2006

THIS IS EXHIBIT A TO THE AFFIDAVIT
OF Kathryn Zarnack SWORN BEFORE
ME THIS 7th DAY OF March 2006
[Signature]
A COMMISSIONER, ETC.

APPENDIX C

Building Permit #11 158675 000 00
DM for 59 Tufton Crescent,
Brampton, Ontario



BUILDING PERMIT

PERMIT # 11 158675 000 00 DM

MUNICIPAL ADDRESS: 59 Tufton Crescent Brampton ON

MAP AREA: D2

LEGAL DESCRIPTION: PLAN M1583 LOT 202

APPLICANT: MARIA PAPOUTSIS
90 TIVERTON Crt
Markham, ON L3R 0G4

OWNER(S): MARKBAR VALLEY ESTATES INC.
90 TIVERTON Crt
Markham, ON L3R 0G4

CONTRACTOR: MIDDLE OAK DEVELOPMENTS
90 TIVERTON Crt
Markham, ON L3R 0G4

TENANT:

DESCRIPTION OF WORK: DM, Demolition Other, Non Residential Demolition

Total removal of house remains due to unsafe condition due to collapse

PLANS AND DOCUMENTS: The plans and documents on the basis of which this permit was issued shall be kept on site at all times throughout construction.

REVOCATION: This permit may be revoked if it was issued on the basis of mistaken or false information or in error, or where the construction has been substantially suspended or discontinued for a period in excess of one year. This permit will be deemed to have lapsed, and will be revoked if construction has not commenced within six months of the date of issue.

CONSTRUCTION: All construction proposed and authorized hereto, shall, in all respects, conform with the plans submitted and reviewed, the provisions of the Building Code Act and the Ontario Building Code, as amended, the Bylaws of the City of Brampton and other applicable law. It is the responsibility of the permit holder to ensure that the work authorized by this permit is carried out in accordance with the requirements set out, hereto.

ISSUED UNDER THE
AUTHORITY OF

B. L. CAMPBELL
Chief Building Official
and Director of Building

DATE OF ISSUE: September 30, 2011



CITY OF BRAMPTON - BUILDING DIVISION

MANDATORY INSPECTIONS

PERMIT #: 11 158675 000 00 DM**DATE ISSUED:** September 30, 2011**MUNICIPAL ADDRESS:** 59 Tufton Crescent Brampton ON**MAP AREA:** D2**LEGAL DESCRIPTION:** PLAN M1583 LOT 202**DESCRIPTION OF WORK:** DM, Demolition Other, Non Residential Demolition

Total removal of house remains due to unsafe condition due to collapse

The Building Code Act requires that the permit holder notify the Chief Building Official that construction is ready to be inspected for each stage of construction. The Mandatory Inspections are listed below.

PLEASE NOTE: Construction covered before the required inspection is completed will be required to be uncovered to be inspected.

To arrange for next day inspections call (905) 874-3700 or fax (905) 874-3763 between 8:00am and 3:00pm.

DEMOLITION INSPECTIONS

BUILDING INSPECTIONS

DEMOLITION STAGE	COMMENTS	INITIALS
<input checked="" type="checkbox"/> Building Removed		
<input checked="" type="checkbox"/> Foundation Removed		
<input type="checkbox"/> Structural Engineers Report Submitted		
<input checked="" type="checkbox"/> Site Cleared and Graded		
<input checked="" type="checkbox"/> Final Inspection - Building		

MECHANICAL INSPECTIONS (PLUMBING)

DEMOLITION STAGE	COMMENTS	INITIALS
<input checked="" type="checkbox"/> Water Service/Sewers Capped		
<input checked="" type="checkbox"/> Wells and Septic System Decommissioned		
<input checked="" type="checkbox"/> Final Inspection - Plumbing		

NOTE: This permit will be revoked if demolition has not commenced within six (6) months of the date of issuance, or if the demolition is suspended for more than twelve (12) months.

GENERAL NOTES FOR DEMOLITION OF BUILDINGS



SCOPE OF WORK: Removal of house remains due to unsafe condition due to collapse

Located at: 59 Tufton Crescent

Permit #: 11-158675 000 00

These notes form part of the plans review for permit issuance.

For non-residential buildings, all work shall conform to the Building Code 0. O.Reg. 350/06, as amended.

Demolition of residential buildings is subject to the demolition control by-law, pursuant to the Planning Act.

1. Prior to commencement of demolition

- Ensure all utilities are disconnected including: hydro, gas, cable T.V., telephone and water (Region of Peel).
- The demolition site must be fenced and the fence shall remain in place throughout the demolition.
- Notify the inspections section at 905-874-3700.

2. Demolition

- Water services/fixtures and drains (as applicable) must be capped (Call for plumbing inspection).
- Remove all foundations - fill excavations.
- Stake and fill unused wells.
- Rough grade for proper drainage.
- Dispose of waste at an approved site.
- Septic systems shall be decommissioned.

Call 905-874-3700 between 8:00 a.m. and 3:00 p.m. to arrange for inspections





BUILDING PERMIT

PERMIT # 11 158675 000 00 DM

MUNICIPAL ADDRESS: 59 Tufton Crescent Brampton ON

MAP AREA: D2

LEGAL DESCRIPTION: PLAN M1583 LOT 202

APPLICANT: MARIA PAPOUTSIS
90 TIVERTON Crt
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OWNER(S): MARKBAR VALLEY ESTATES INC.
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CONTRACTOR: MIDDLE OAK DEVELOPMENTS
90 TIVERTON Crt
Markham, ON L3R 0G4

TENANT:

DESCRIPTION OF WORK: DM, Demolition Other, Non Residential Demolition**Total removal of house remains due to unsafe condition due to collapse**

PLANS AND DOCUMENTS: The plans and documents on the basis of which this permit was issued shall be kept on site at all times throughout construction.

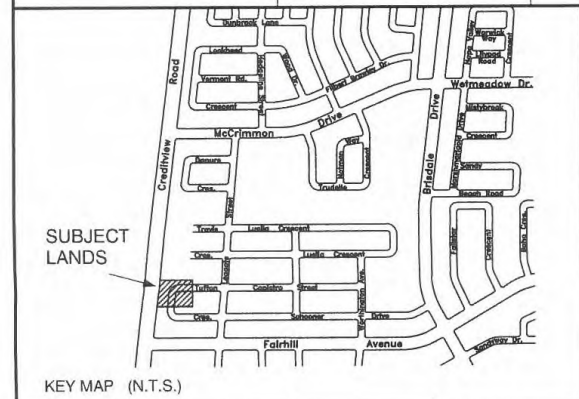
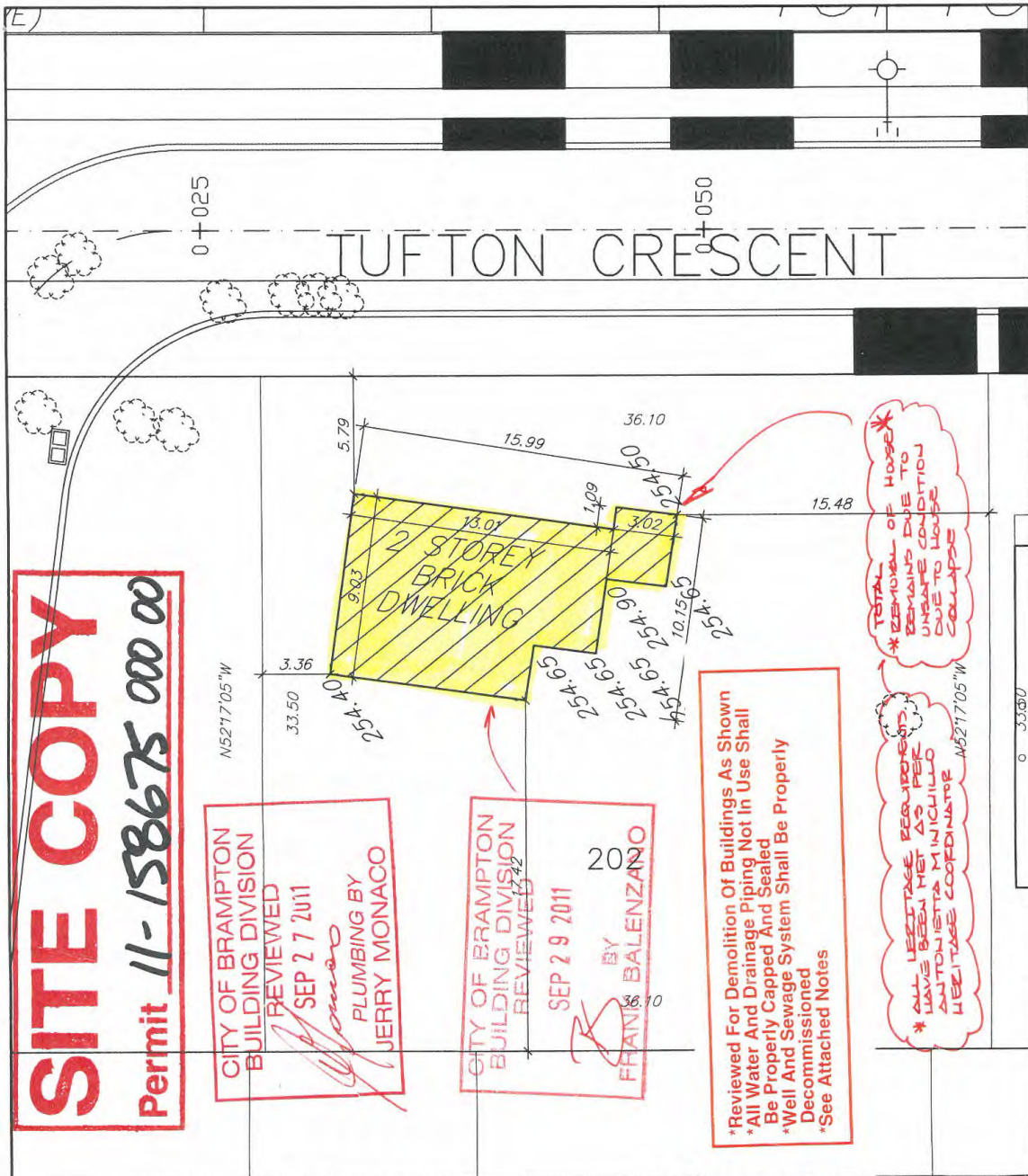
REVOCATION: This permit may be revoked if it was issued on the basis of mistaken or false information or in error, or where the construction has been substantially suspended or discontinued for a period in excess of one year. This permit will be deemed to have lapsed, and will be revoked if construction has not commenced within six months of the date of issue.

CONSTRUCTION: All construction proposed and authorized hereto, shall, in all respects, conform with the plans submitted and reviewed, the provisions of the Building Code Act and the Ontario Building Code, as amended, the Bylaws of the City of Brampton and other applicable law. It is the responsibility of the permit holder to ensure that the work authorized by this permit is carried out in accordance with the requirements set out, hereto.

**ISSUED UNDER THE
AUTHORITY OF**

B. L. CAMPBELL
Chief Building Official
and Director of Building

DATE OF ISSUE: September 30, 2011

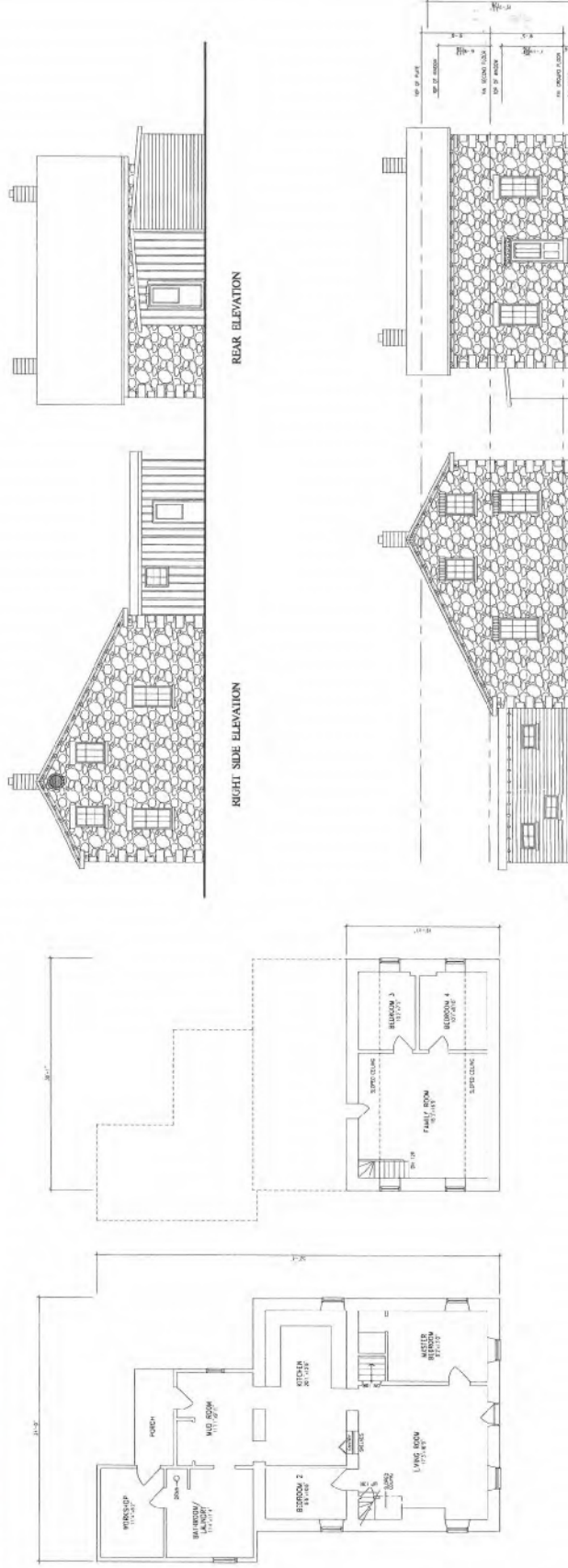


SITE STATISTICS	
LOT AREA	1209.35 m ²
EXISTING BUILDING COVERAGE	9.85%
LOT DIMENSIONS:	
FRONTAGE	36.10 m
DEPTH	33.50 m
BUILDING HEIGHT:	
EXISTING	5.84 m
BUILDING WIDTH:	
EXISTING	10.4 x 16.0 m

Client CONSERVATORY GROUP		Sheet Title HERITAGE HOUSE SITE PLAN REGISTERED PLAN No: 43M-1583 (43R-29173) LOT 202		Viljoen Architect Inc. 300 A Wilson Avenue Toronto, Ontario M3H 1S8 TEL: (416) 630-2255 FAX: (416) 630-4782 EMAIL: info@viljoenarch.com		
Project Name: BREADNER HERITAGE HOUSE BRAMPTON, ONTARIO		Scale: 1: 250	Drawn by: BCC/DG	Project No. 00019	File: 00019-SP1A	
		Date: APR. 01/11	SEP27-11			Drawing No. 1 OF 1

SITE COPY

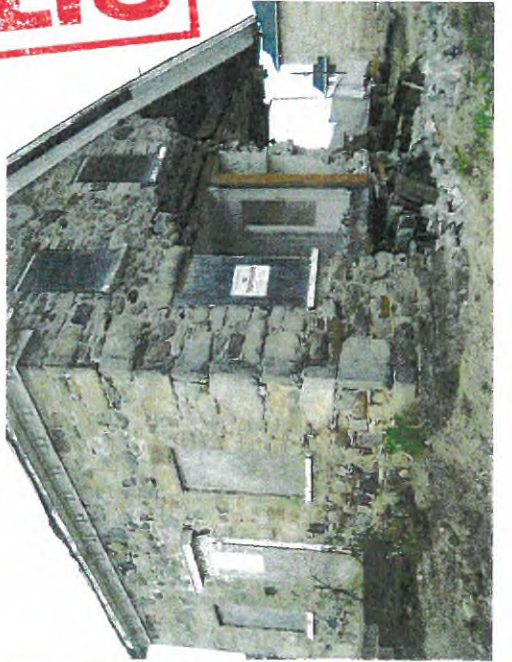
Permit 11-158675 000 00



1944 SQUARE FEET
EXISTING LAYOUT

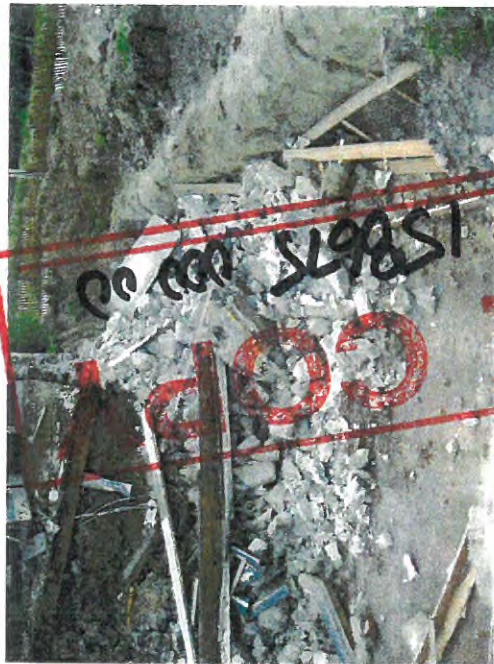
HERITAGE HOME
BRAMPTON

PREPARED BY VILJOEN ARCHITECT INC.



SITE COPY
Permit 11-158675 000 00







201-8-25-4:19 PM

11-14-11

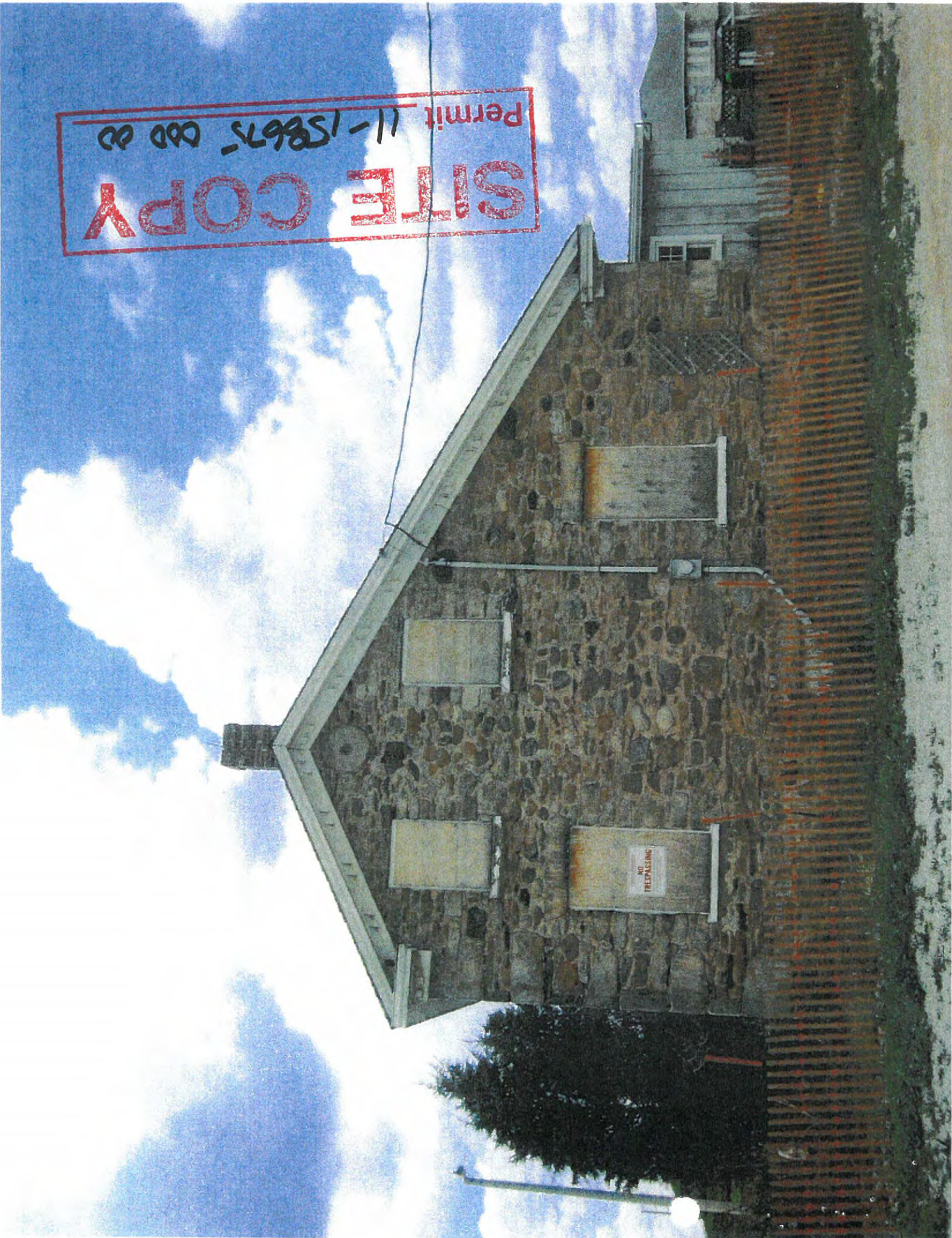
Hixson Farm House

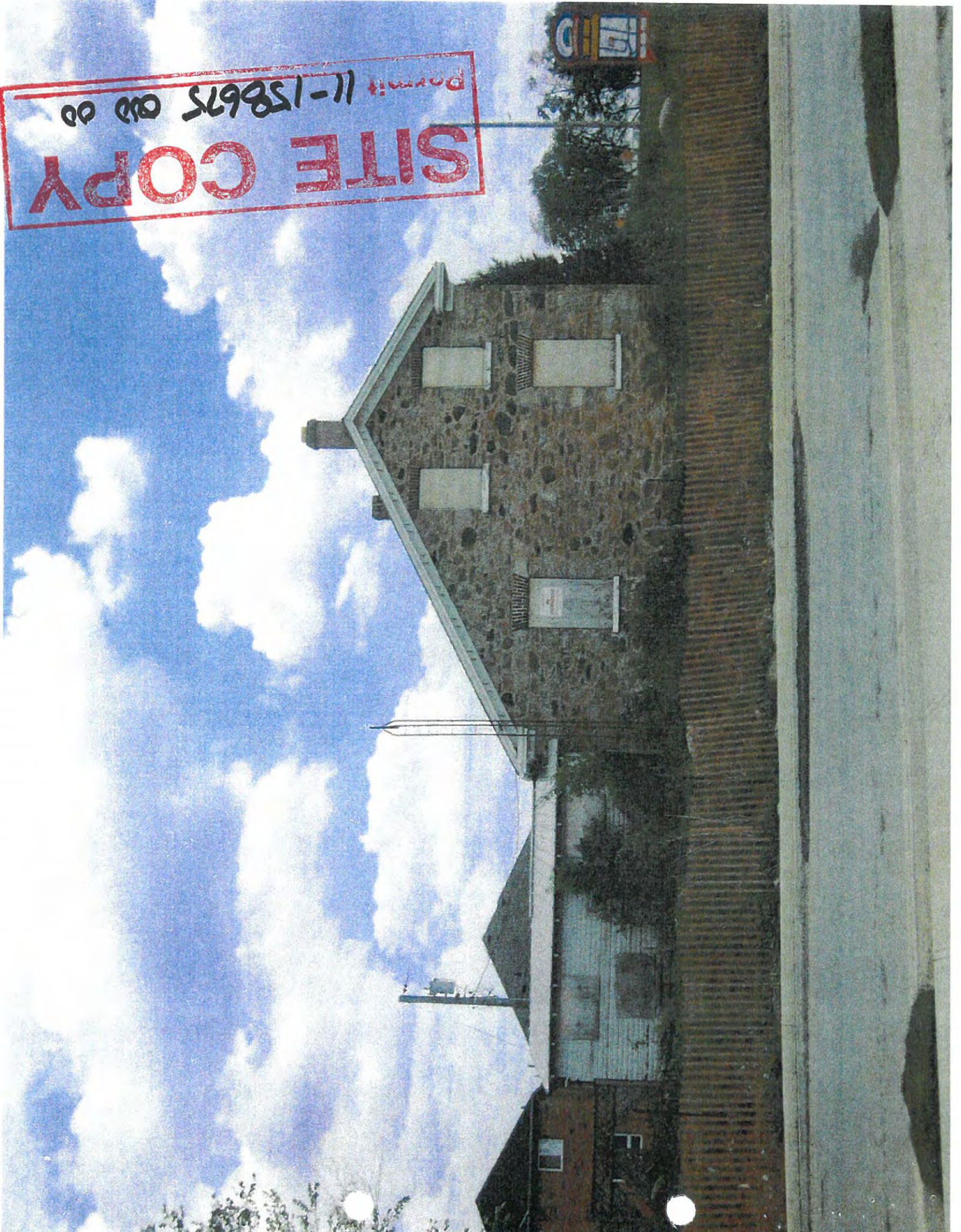


NO TRESPASSING
PRIVATE PROPERTY

SITE COPY
Permit 11-158675 000 00

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Permit 11-158675 000 00

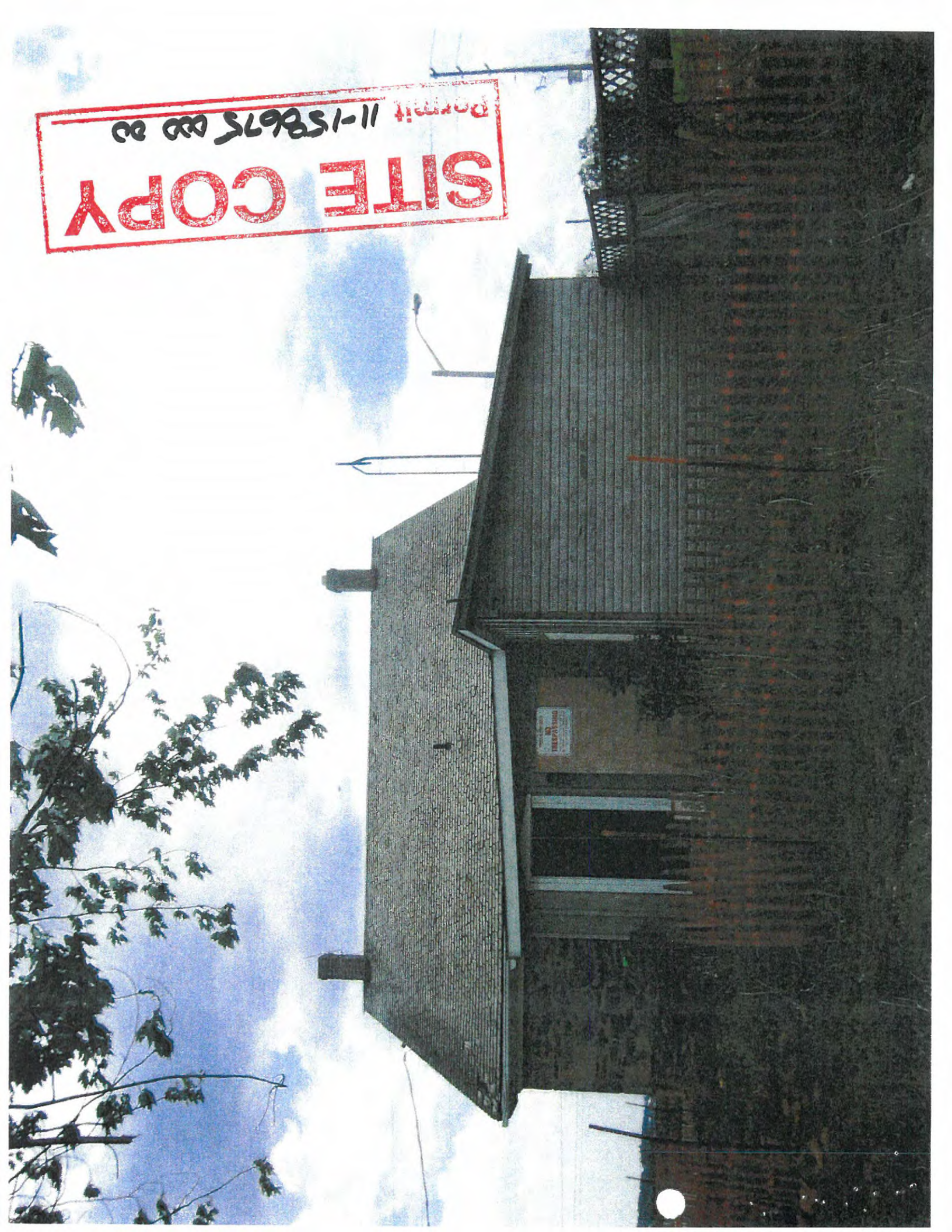




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Permit 11-158675 000 00



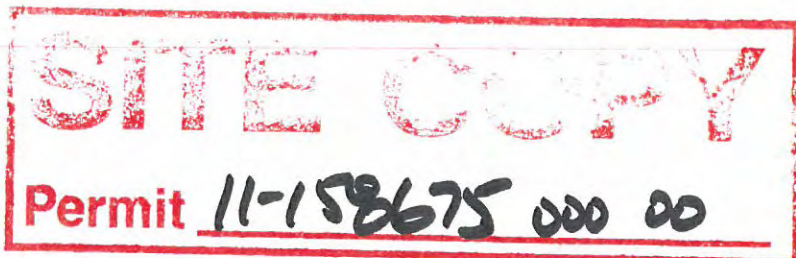
Preliminary Conservation Plan



Breadner House, September 1, 2011
View from the northwest

Breadner House
59 Tufton Crescent, Brampton

Phillip H. Carter Architect and Planner
In Association with
Paul Oberst Architect



1. Project Description

The Breadner House is an 1860 fieldstone farmhouse, located at 59 Tufton Crescent in the City of Brampton. It is designated under Part IV of the Ontario Heritage Act. The house consisted of an original Georgian building, and a somewhat later salt-box tail addition in the same material as the original. The elements are part of an approved proposal involving retention of the heritage building, and construction of a new addition at the rear. We were brought to the site by the owners to provide heritage guidance after a partial collapse of the building during an early phase of construction for that proposal.

During excavation for the rear addition, in searching for the bottom of footing at the junction of the salt-box addition and the original house, a progressive failure of the stone walls occurred. As a result, all of the exterior walls of the salt-box, and about half of the south wall of the original house collapsed. It is possible that a progressive excavation plan would have prevented this event, but the nature of the masonry (rubble fieldstone) and its condition (empty for many years, with extensive and lengthy joint cracking, and apparent rot at joist ends) might have led to a failure in any case. It may be prudent in future to include exploratory test pits in conservation plans for rubblestone foundation buildings. In any event, the failure has occurred, and this preliminary conservation plan must deal with the current state of the building.

2. The Nature of this Plan

In our opinion, and the opinion of the project structural engineer, the building in its current state is a public hazard. The failure of the walls has created an unstable structure. The floors are disengaged from the walls on most of the south wall, so whatever lateral bracing they once provided is no longer effective. It is simply too dangerous for anyone to enter the building. The only option, consistent with public safety, is removal of the building.

In discussions with the owners, and their consultants, we have arrived at an approach that will result in the retention of the essential character of the original buildings, and the preservation of much of the detail. This will include retention of the principal stones (quoins, lintels, and millstone) to be used in congruent locations in the new structure, and retention of the wood trims (dentilled bargeboards, door and door surrounds. The total project will closely resemble the approved project, with a similar new rear addition. Because the heritage aspects will be imposed on a new structure, new construction documents—drawings and specifications—will have to be prepared. We propose to provide a final conservation plan when these documents are finalized. In the meantime, we have prepared this preliminary conservation plan, with a set of heritage conservation commitments, in order that the current dangerous situation can be alleviated.

3. Conservation Steps

3.1 Heritage Consultants: The owner will commit to retaining the present authors, professional members of CAHP, as heritage consultants for the duration of the project.

3.2 Documentation: The current state of the exterior of the building is to be photographically documented, using a mobile lift so that photographs can be taken “head-on” without parallax distortion, to create a mosaic record of the entire exterior perimeter of the building. If safely possible, during the dismantling of the building, if views to the interior are available, we will take photographs of visible details. The principal stones will be numbered for congruent re-



erection in the new structure. Squared-off stones at window openings will be marked but not individually numbered, to provide suitable stones for reconstruction of openings.

3.3 Dismantling: The building will be dismantled in a way to preserve principal stones and wood trims for stockpiling. The demolition contractor will prepare a dismantling plan, outlining step by step procedures for taking the existing building apart, and stockpiling of the retained elements. Stockpiled materials will be securely stored. In addition, sufficient rubble stone will be stockpiled on site for re-use in the new exterior veneer. The demolition plan constitute part of this conservation plan.

3.4 New construction: The new building will be constructed to the exterior dimensions of the original building, including size and location of window and door openings. A new concrete foundation will be constructed, and a wood-frame structure will be built on it. The exterior wall design will allow for an 8" thick stone veneer. In the veneer, quoins, lintels, and the millstone will be installed at original locations, per the numbering prior to dismantling. The mass rubble-stone masonry will be re-erected in style similar to the original, as photographically documented. Heritage consultants' approval of a sample corner panel, including quoins, will be required before the work continues. Approval will apply to mortar mix, masonry tie system, and appearance of laid-up wall as compared with original masonry. Stockpiled wood trims will be re-installed. If the original material is found to be beyond repair, the details will be faithfully reproduced in wood. Replacement windows will be wood, to match original detail, subject to sample approval by the heritage consultants.

4. Final Conservation Plan

The Heritage Consultants will review construction documents (drawings and specifications) prepared by the project architect. Heritage consultants will prepare and file a final conservation plan, incorporating the work described in the construction documents.

5. Commemoration.

The owner will be responsible for the design, fabrication, and construction of heritage interpretive signage to be located on or near the property. The signage will outline the history of the Breadner house, and the events surrounding its reconstruction. Location, style, and content of the signage will be subject to City approval.

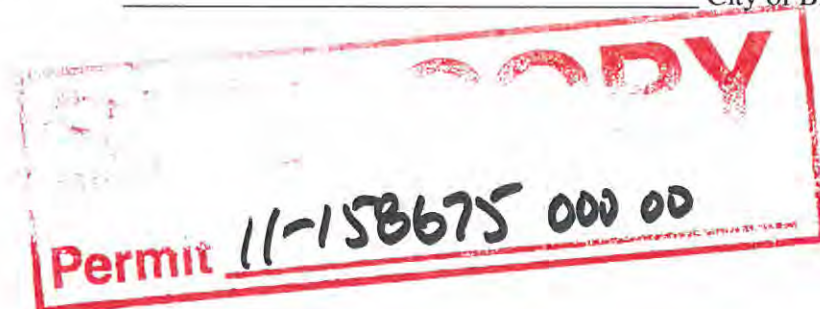
6. Existing Condition Photographs

Photographs recording the condition of the building on our site visit of September 1, 2011 are included in the following pages.

_____ Owner

_____ Heritage Consultant

_____ City of Brampton





South west



North west



North east



South east



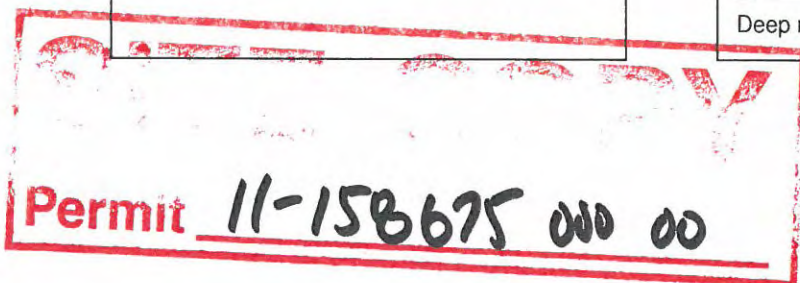
South side. Even material not involved in general failure has fallen away.



South side. Visible evidence of rot at joist ends.



Deep mortar erosion at southwest corner.





Mortar erosion, west side.



Mortar erosion, west side.



Crack propagation south side.



Crack propagation south side.



North side foundation, where salt-box joined. Even the intact foundation appears to be unconsolidated rubble.



South side. Some interior trim is visible, including wide baseboards and door casing.



View of southeast corner of salt-box.

SITE COPY

Permit 11-158675 000 00



WASTE MANAGEMENT INC.

Email: gapwastemanagement@bellnet.ca

118 HEALEY ROAD,
BOLTON, ONT. L7E 5B2
TEL: (905) 951-3900
1-800-371-5344
FAX: (905) 951-3901

FAX

To: Randy Eadie From: Joc Guglietti
Fax: 1-905-477-6229⁴³ Pages: 5
Phone: 1-905-477-7609 Date: 9.22.2011
Re: 71 Tufton Cresc., Brampton Demo

☐ Urgent ☒ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

Comments:

We are forwarding the demolition procedure and general review and commitment certificate.
Please forward all correspondence to GAP Waste Management Inc. and no one else.

United Wrecking is under contract with GAP to perform this work.

Please contact me should you have any questions.

Thank you.



9.22.2011

We Offer The Following Services in Waste Removal For: Industrial & Residential - Licenced M.O.E. Hauler #A840863
Radio Dispatched - Prompt Service - Open Top Roll-Off Containers. (Size ranging from 14 cubic yard to 40 cubic yard)



September 21, 2011

United Wrecking
6-1575 Trinity Dr.
Mississauga, ON
L5T 1K4

Attn: Mr. Chito Valdez

Subject: Demolition Procedure
71 Tufton Cres, Brampton, Ontario

Dear Mr. Valdez,

As requested, AJW Engineering was retained to review the demolition requirements for 71 Tufton Cres, Brampton, Ontario – **Demolition**. This letter is to confirm our on-site inspection and review dated September 20, 2011, of the existing building structure and surroundings.

Per Ontario Building Code, Section 1.2.2.3, Demolition of Building, a professional engineer must be retained to provide general review of the demolition for a project of this size. AJW Engineering will be available for inspections and consultations as required during the demolition.

Building Description

1. The subject structure of the demolition consists of a 1½ - story building with stone/mortar walls, brick masonry and wood.
2. Part of the structure has a basement.
3. The subject is approximately 1,634 square feet of area.
4. The structure consists of stone/mortar footings, with stone/mortar exterior walls.
5. The interior structure of building was built of timber, along with stone/mortar load bearing walls.
6. The roof of the structure consists of timber rafters.
7. The floors and the stairs are built of timber.
8. It must be assumed that the floors and roof framing are acting as supports/diaphragms and therefore provide support to the existing exterior walls. It is therefore important to note that the there is a possibility of exterior wall(s) collapsing during demolition and therefore suitable safety precautions shall be undertaken. We require that all separation/demolition methods be reviewed and monitored by AJW Engineering.

SITE COPY

Permit

11-158675 000 00

STRUCTURAL - MECHANICAL ENGINEERING SERVICES

5000 THE BURNHAM BLVD, 1ST FLOOR, MISSISSAUGA, ONTARIO L4Y 4M1 TEL: 905-951-3901 FAX: 905-951-3901
WWW.AJWENGINEERING.COM WWW.AJWENGINEERING.LTD



Safety Measures:

All demolition works shall be carried out to protect the public and the workers in conformance with CSA S350-M "Code of Practice for Safety in Demolition of Structures", the National Building Code, Part 8, latest edition and the Ontario Building Code. The demolition site will be restricted from public access and the area around the site will be maintained in good condition around the building until the demolition work has been completed.

Method of Demolition:

The features of the demolition are as follows:

1. Demolition procedures to be systematic: dismantling to be piece by piece in reverse order of construction.
2. Mechanical demolition using ground-based powered equipment
3. Our understanding is that there will be no equipment on suspended structural floors. If this changes AJW Engineering to be contacted to assess the feasibility and parameters of allowing this activity.
4. If any concrete members are encountered, check for post-tensioned concrete: Once exterior cover has been removed or the vertical edges of the deck exposed, or both, check the edges for signs of post-tensioned anchorages. Patches of regular shapes on ends of beams or slab edges indicate that the beam probably contains some post-tensioned reinforcement. Should this be found cease demolition and contact AJW Engineering.
5. Suspended floor loading due to storage of material or debris shall not exceed 50 psf.
6. Walls shall not be subjected to excessive lateral pressures from debris.
7. The sequence of demolition shall be such that at no time will a wall, or portion of a wall, be left standing unsupported in an unstable condition or in danger of accidental collapse.
8. During systematic demolition the strength and stability of individual structural members may be dependent on the support of other members. Caution should be exercised to avoid unintentionally inducing rapid uncontrolled collapse of the whole or part of the structure.
9. When elements of a structure are dismantled by pushing, the point of application of force shall be not less than two-thirds the height of the element measured from the base of the element being pushed.
10. When walls or parts of walls are pulled, breaking points shall be determined and structural members weakened to ensure controlled collapse.

STRUCTURAL MECHANICAL - CONSTRUCTION SERVICES
5080 TRINITY ROAD UNIT 404, MISSISSAUGA, ONTARIO L4W 1M2 TEL 905-640-0330 FAX 905-212-6012
WWW.AJWENGINEERING.COM WWW.AJWENGINEERING.COM

SITE COPY

Permit 11-158675 000 00



The order of demolition will be as follows for the building:

- Secure the site with a 6 ft portable fence.
- Undertake control measures to prevent nuisances due to dust.
- Demolish all non-structural components.
- Structural demolition to start at the roof level and proceed downwards to grade.
- Remove roof materials leaving only the rafters on the Southwest side, while supporting the roof on the Northeast side of structure.
- Remove the existing stone/mortar veneer salvaging corner stones and stone lintels. Ensure that all debris falls toward base of the building and that no person is in the building or below the working area during this time.
- Remove wood roof rafters and then the remaining stone/mortar walls.
- Remove the wood floor slabs once reached during the removal of the remaining stone/mortar walls.
- Existing stone/mortar foundation walls and foundation are to be demolished.
- Proper disposal of all materials.

At the end of each day, no floor or wall is to be left standing unsupported. Install bracing or supports or complete work until the structure is safe.

AJW Engineering will be available upon request to conduct site inspections to address any questions or concerns encountered during the demolition.

If you have any questions or concern, please do not hesitate to contact our office at your earliest convenience.

Sincerely,

Alan Walker, P.Eng.
AJW/LL
Ref: 11-6140





BUILDING DIVISION

GENERAL REVIEW COMMITMENT CERTIFICATE

(in accordance with Section 2.3. of the Ontario Building Code)

The owner hereby warrants that the Architect(s), Professional Engineer(s), as stated below, have been retained for the general review of the named project in accordance with the requirements of Subsection 2.3.2. of the Ontario Building Code and, as more specifically outlined, on the reverse side.

PERMIT APPLICATION NO. _____ PERMIT APPLICATION DATE _____

PROJECT DESCRIPTION _____

LOCATION _____ LOT/BLK _____ PLAT/CON _____
Municipal Address _____

General review required by ☐ Architect or Professional Engineer or ☐ Both

PLEASE PRINT:

ARCHITECT	Company _____ Address _____ Telephone _____ Name of Architect _____ Architect's Signature _____ Date _____
ENGINEER (geotechnical)	Company _____ Address _____ Telephone _____ Name of Engineer _____ Engineer's Signature _____ Date _____
ENGINEER (structural)	Company <u>AJW Engineering Ltd.</u> Address <u>5080 Timberlea Blvd</u> <u>Unit 42-44</u> <u>Mississauga, ON</u> <u>L4W 4M2</u> Telephone <u>905-840-0530</u> Fax <u>905-212-9012</u> Name of Engineer <u>Alan Walker</u> Engineer's Signature <u>[Signature]</u> Date <u>Sept. 21, 2011</u>
ENGINEER (mechanical)	Company _____ Address _____ Telephone _____ Name of Engineer _____ Engineer's Signature _____ Date _____
ENGINEER (fire protection or other)	Company _____ Address _____ Telephone _____ Name of Engineer _____ Engineer's Signature _____ Date _____
REGISTERED OWNER	Contact Person: _____ Mailing Address _____ Signature of <input type="checkbox"/> Owner or <input type="checkbox"/> agent authorized to sign on behalf of the Owner Signature _____ Name (please print) _____ Company (if other than Owner) _____

White - File

Yellow - Site

Pink - Inspections

(Form 2 - Mandatory Review Commitment Certificate - March 19, 2009)

SITE COPY
Permit 11-158675 000 00



BUILDING PERMIT

PERMIT # 11 122369 000 00 HM

MUNICIPAL ADDRESS: 59 Tufton Crescent Brampton ON

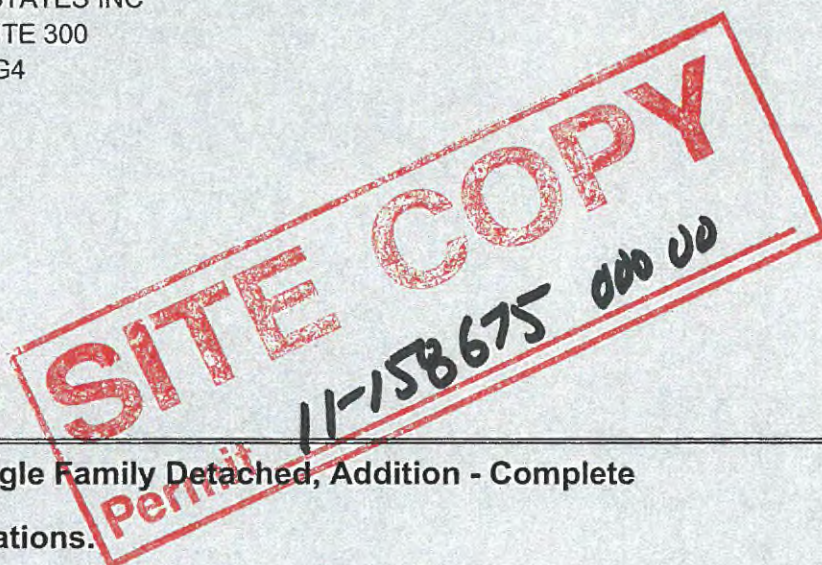
MAP AREA: D2

LEGAL DESCRIPTION: PLAN M1583 LOT 202

APPLICANT: MARIA PAPOUTSIS
80 TIVERTON Crt
Markham, ON L3R 0G4

OWNER(S): MARKBAR VALLEY ESTATES INC
80 TIVERTON Crt SUITE 300
MARKHAM, ON L3R 0G4

CONTRACTOR:



DESCRIPTION OF WORK: HM, Single Family Detached, Addition - Complete
2nd floor addition with interior alterations.

PLANS AND DOCUMENTS: The plans and documents on the basis of which this permit was issued shall be kept on site at all times throughout construction.

REVOCATION: This permit may be revoked if it was issued on the basis of mistaken or false information or in error, or where the construction has been substantially suspended or discontinued for a period in excess of one year. This permit will be deemed to have lapsed, and will be revoked if construction has not commenced within six months of the date of issue.

CONSTRUCTION: All construction proposed and authorized hereto, shall, in all respects, conform with the plans submitted and reviewed, the provisions of the Building Code Act and the Ontario Building Code, as amended, the Bylaws of the City of Brampton and other applicable law. It is the responsibility of the permit holder to ensure that the work authorized by this permit is carried out in accordance with the requirements set out, hereto.

**ISSUED UNDER THE
AUTHORITY OF** B. L. CAMPBELL
Chief Building Official
and Director of Building

DATE OF ISSUE: June 10, 2011



HERITAGE PERMIT NUMBER:

10

CITY OF BRAMPTON

**HERITAGE PERMIT
PART IV - DESIGNATION
ONTARIO HERITAGE ACT****APPLICATION SUBMISSION DATE:**

November 22, 2010

APPLICANT'S NAME:

Maria Papoutsis

PROPERTY OWNER:

Markbar Valley Estates Inc

MUNICIPAL ADDRESS:

59 Tufton Crescent
Brampton, ON L7A 3J5
Lot # 202, Plan 43M-1583 (Tufton Crescent)
(Formerly 10325 Creditview Road)
Roll: 10-06-0-002-02106-0000

PROJECT DESCRIPTION:

Adding addition to existing heritage home and restoring/repairing existing.

HERITAGE DESIGNATION BY-LAW NUMBER:

By-law #34-2006

CONDITIONS (as applicable):

None.

MEETING DATE OF BRAMPTON HERITAGE BOARD:

November 23, 2010

Heritage Permit Issued in Accordance Council Resolution:
C244-2010 as approved by City council on: December 15, 2010.

Heritage Coordinator

December 15, 2010

Date



PLEASE POST IN LOCATION THAT IS VISIBLE FROM PUBLIC DOMAIN (e.g. front window or door)

HERITAGE CLEARANCE FROM ANTONIETTA MINICHILLO

From: Minichillo, Antonietta
Sent: 2011/09/28 3:17 PM
To: Campbell, Brenda
Cc: Kassaris, Stavroula
Subject: FW: Heritage House Collapse @ 59 Tufton Crescent (Breadner House)

Fyi...all heritage requirements have been met at this stage.

From: Minichillo, Antonietta
Sent: 2011/09/28 3:10 PM
To: Kassaris, Stavroula; 'Maria Papoutsis'
Subject: FW: Heritage House Collapse @ 59 Tufton Crescent (Breadner House)

From: Minichillo, Antonietta
Sent: 2011/09/21 3:30 PM
To: Magnone, Anthony
Subject: RE: Heritage House Collapse @ 59 Tufton Crescent (Breadner House)

Hello Anthony,

The requirements from a heritage stand-point, post collapse, have been met.

Thank you,
Antonietta





golder.com