REPORT

Heritage Conservation Plan

Breadner House, 59 Tufton Crescent, City of Brampton, Peel Region, formerly Lot 12, Concession 3 WCR, Chinguacousy Township, Peel County, Ontario

Submitted to:

Middle Oak Development

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Markham, Ontario
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Submitted by:

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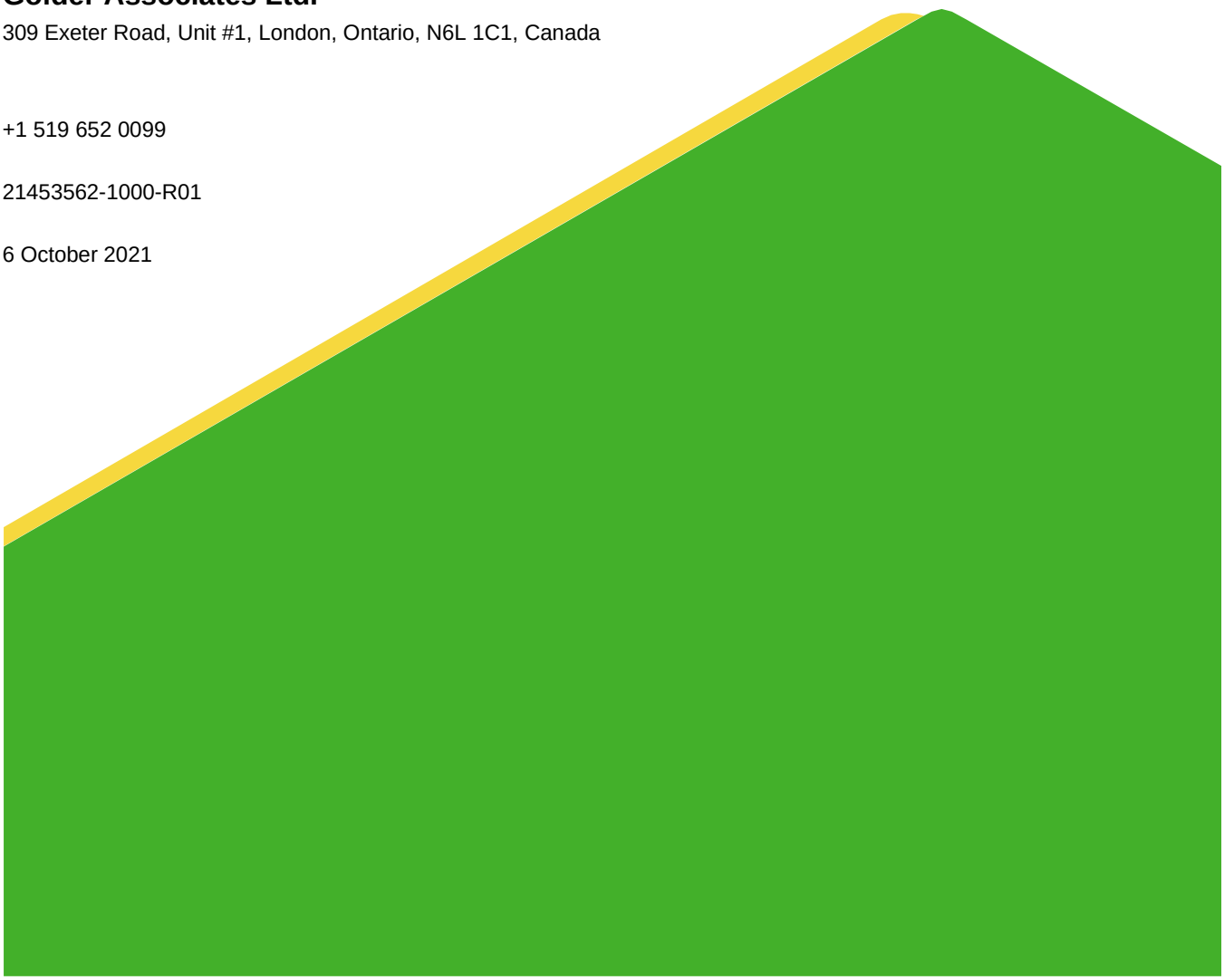
6 October 2021



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Middle Oak Development	Randy Eadie	Final	6 October 2021	Digital

Executive Summary

The Executive Summary highlights key points from the report only; for complete information and findings, as well as the limitations, the reader should examine the complete report.

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 0.12-hectare (0.3-acre) property was designated in 2006 under City of Brampton By-law 34-2006, enabled under Part IV of the *Ontario Heritage Act,* for its Georgian style, storey-and-a-half rubble stone residence known locally as the Breadner House. The Breadner House is believed to have been built for Joseph Breadner at some point between 1844 and 1866, with later modifications that included extending the masonry at the rear of the house to create a “saltbox roof” and adding a wood-frame rear wing. In 2011, the Breadner House partially collapsed during excavation for a new rear addition, and safety concerns led to a decision to carry out a controlled demolition and salvage the building stone for future reconstitution.

Middle Oak proposed to develop the property and reconstitute the Breadner House on an adjacent lot (0 Tufton Crescent; PIN 14254-5818). Since the property at 59 Tufton Crescent is designated, the City of Brampton required that an HIA be conducted to assess the impact of relocating the house and identify the most appropriate conservation or mitigation options. Golder’s HIA determined that the Breadner House could be reconstituted on the adjacent lot without negative impact to the structure’s cultural heritage significance and recommended that this effort be guided by a Heritage Conservation Plan (HCP) detailing the conservation treatments (i.e., preservation, rehabilitation, and restoration) and required actions, as well as an implementation schedule. These recommendations were accepted by the City and in February 2021 Middle Oak retained Golder to undertake the HCP.

Following international, federal, provincial and municipal guidance, this HCP takes an understanding, planning and intervening approach to conservation, with goals to:

- ***Reconstitute the Breadner House as a mid-19th century vernacular stone house with cultural heritage significance to the community***
- ***Adaptively re-use the Breadner House as a comfortable and desirable single-family dwelling in a low-rise and single-detached residential context.***

To achieve these goals, Golder has recommended ten stabilization, reconstitution, rehabilitation, and preservation strategies in this HCP to be implemented in three phases over the next two years (see Sections 5.0 and 6.0).

Study Limitations

Golder has prepared this report in a manner consistent with the guidelines developed by the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI), the Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada*, and the City of Brampton, 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 Associates Ltd.'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 Associates Ltd. 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 Associates Ltd. are considered its professional work product and shall remain the copyright property of Golder Associates Ltd., 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 Associates Ltd. 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 Associates Ltd.'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

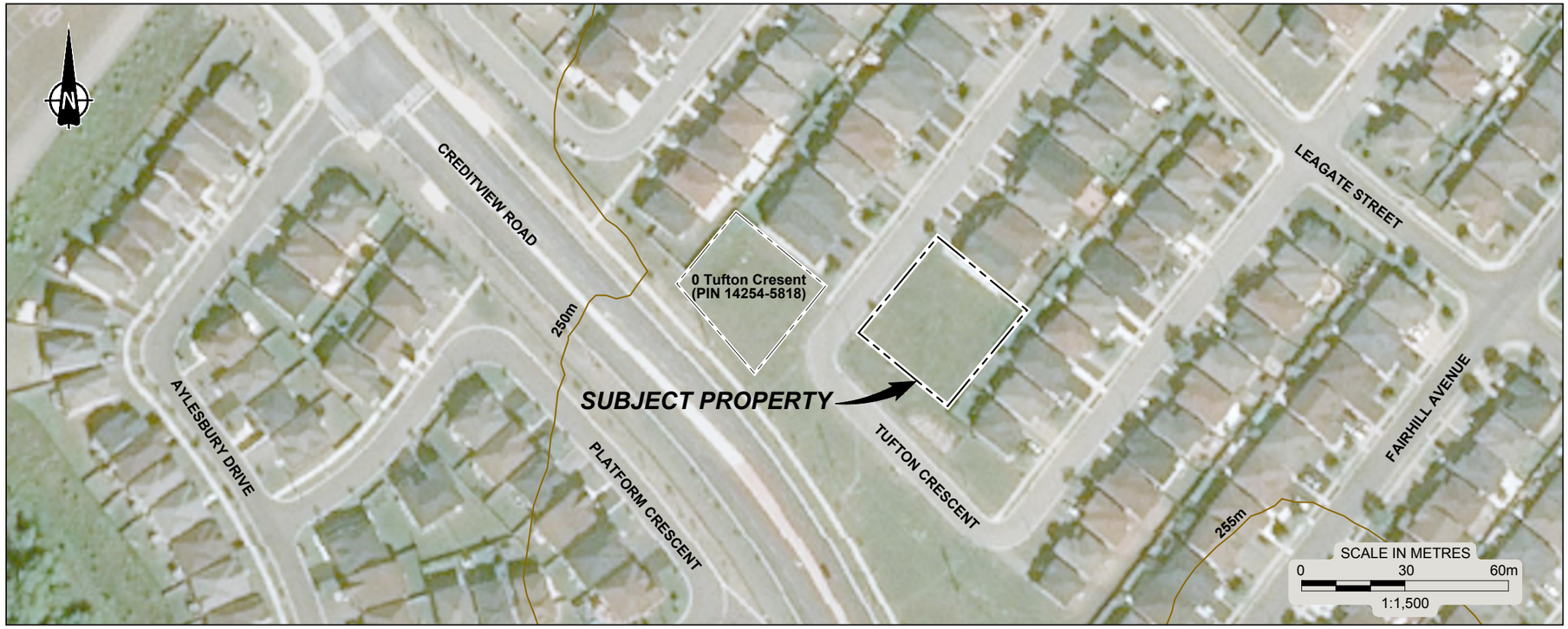
In October 2019, Middle Oak Development (Middle Oak) retained Golder Associates Ltd. (Golder) to conduct a Heritage Impact Assessment (HIA) for 59 Tufton Crescent in the City of Brampton, Ontario (the property) (Figure 1). The 0.12-hectare (0.3-acre) property was designated in 2006 under City of Brampton By-law 34-2006, enabled under Part IV of the *Ontario Heritage Act* for its Georgian style, storey-and-a-half rubble stone residence, known locally as the Breadner House. The Breadner House is believed to have been built for Joseph Breadner at some point between 1844 and 1866, with later modifications that included extending the masonry at the rear of the house to create a "saltbox roof" and adding a wood-frame rear wing. In 2011, the Breadner House partially collapsed during excavation for a new rear addition, and safety concerns led to a decision to carry out a controlled demolition and salvage of the building stone for future reconstitution.

Middle Oak proposed to develop the property and reconstitute the Breadner House on an adjacent lot (0 Tufton Crescent; PIN 14254-5818). Since the property at 59 Tufton Crescent is designated, the City of Brampton required that an HIA be conducted to assess the impact of relocating the house and identify the most appropriate conservation or mitigation options. Golder's HIA determined that the Breadner House could be reconstituted on the adjacent lot without negative impact to the structure's cultural heritage significance and recommended that this effort be guided by a Heritage Conservation Plan (HCP) detailing the conservation treatments (i.e., preservation, rehabilitation, and restoration) and required actions, as well as an implementation schedule. These recommendations were accepted by the City and in February 2021 Middle Oak retained Golder to undertake the HCP.

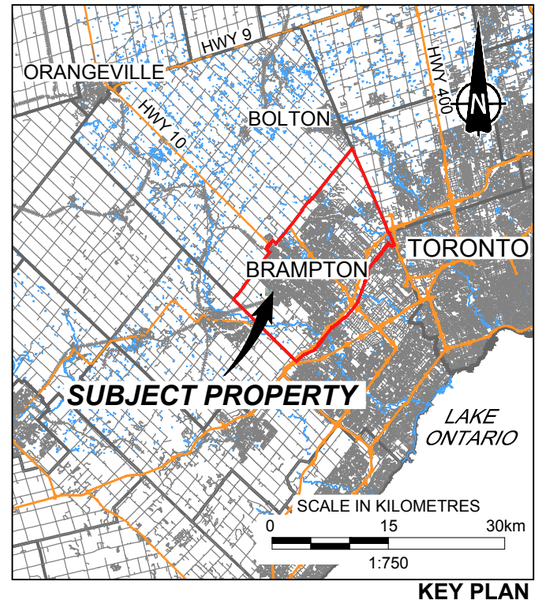
This HCP describes the current understanding of the Breadner House, then recommends planning and intervening measures that recognize and respect what is important about the historic place (Canada's Historic Places 2010:4). Overall, this HCP:

- summarizes the heritage policies relevant to conserving the Breadner House
- provides an overview of the building's setting, features, occupation and structural history, and physical condition
- provides the Statement of Cultural Heritage Value or Interest (SCHVI) and list of heritage attributes for the Breadner House
- develops goals for the Breadner House, and identifies the objectives to achieve these goals
- recommends the primary and secondary conservation treatment options and a series of strategies to ensure the heritage attributes of the Breadner House are conserved
- outlines the schedule to achieve the goals and objectives and complete the recommended strategies.

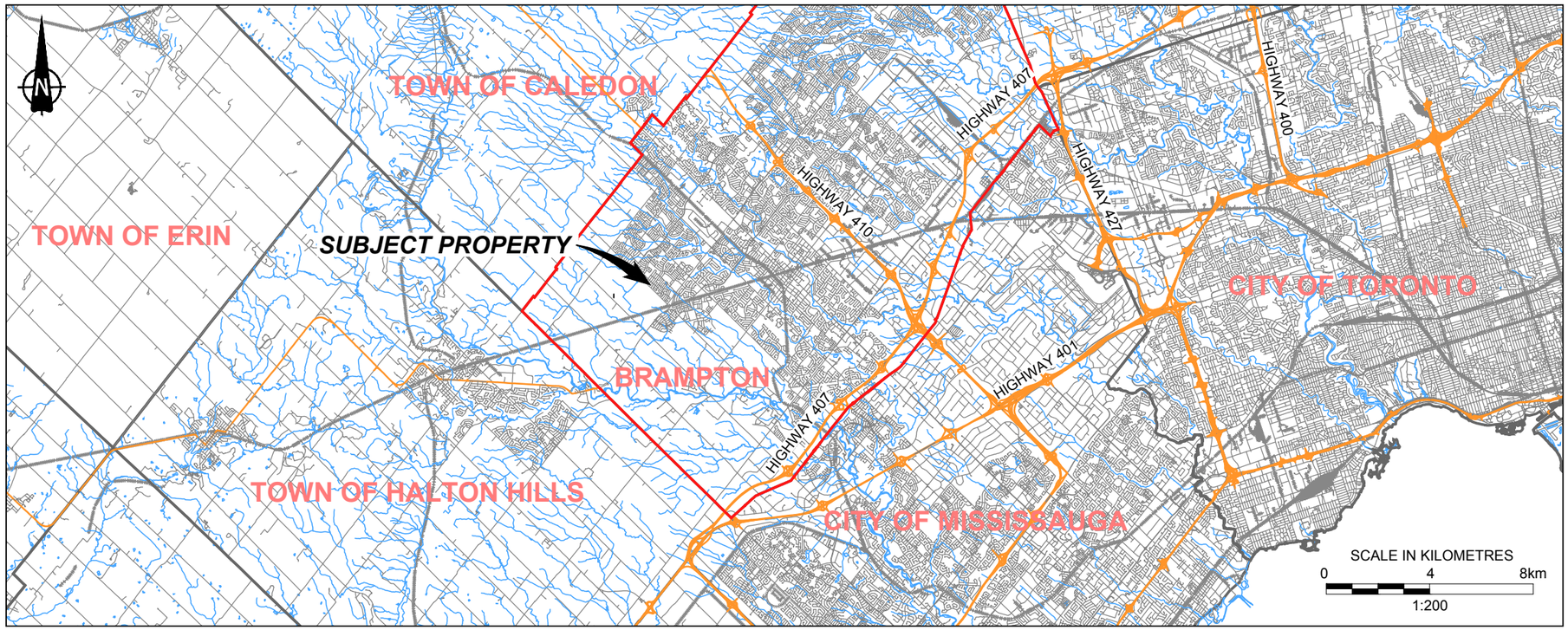
Following heritage conservation pioneer James Kerr (2013:2), this HCP only includes what is relevant to conserving the Breadner House and does not extensively cover the previous historical research nor the theoretical basis for heritage conservation.



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, © QUEENS PRINTER 2019;
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NOTES

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ALL LOCATIONS ARE APPROXIMATE.

PROJECT

HERITAGE CONSERVATION PLAN
BREADNER HOUSE, 59 TUFTON CRESCENT
CITY OF BRAMPTON, ONTARIO

TITLE

LOCATION MAP

GOLDER
MEMBER OF WSP

PROJECT No.			21453562
			SCALE AS SHOWN
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FILE No. 21453562-1000-R01001

FIGURE 1

2.0 PLANNING 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 (Figure 2). These have varying levels of authority at the local level, though generally are all considered when making decisions about heritage assets.

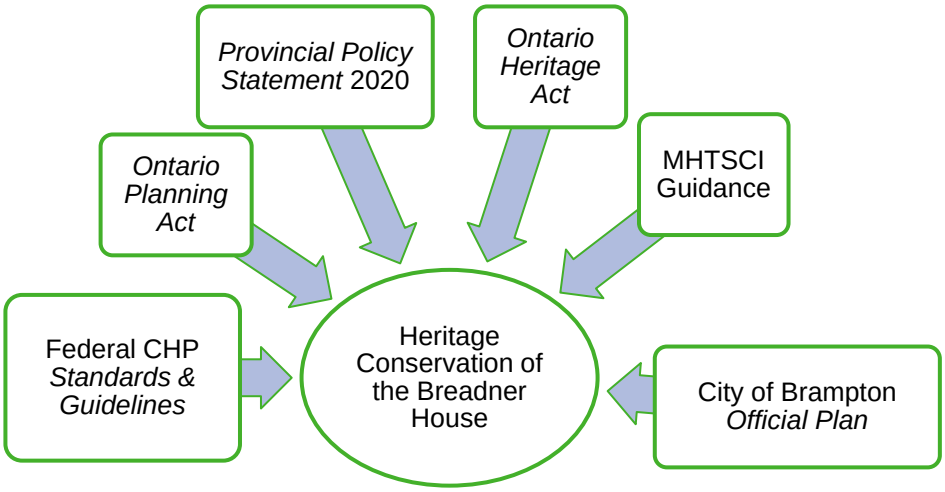

Figure 2: Federal, provincial, and municipal policies relevant to the heritage conservation of the Breadner House

2.1 International and 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 *Standards and Guidelines for the Conservation of Historic Places in Canada* (Canada's Historic Places 2010; CHP *Standards and Guidelines).* This document was drafted in response to international and national agreements such as which was drafted in response to international and national agreements such as the 1964 *International Charter for the Conservation and Restoration of Monuments and Sites* (*Venice Charter*), 1983 Canadian *Appleton Charter for the Protection and Enhancement of the Built Environment*, and Australia ICOMOS *Charter for Places of Cultural Significance* (*Burra Charter*, updated 2013). The latter is important for pioneering "values based" evaluation and management, an approach central to Canadian federal, and provincial and territorial legislation and policies for identifying and conserving cultural heritage. The CHP *Standards and Guidelines* define three conservation treatments — preservation, rehabilitation, and restoration— and outline the process and required and best practice actions relevant to each treatment.

2.2 Provincial Heritage Policies

2.2.1 *Planning Act* and *Provincial Policy Statement*

The Ontario *Planning Act* (1990) and associated *Provincial Policy Statement* 2020 (PPS 2020) mandate heritage conservation in land use planning. Under the *Planning Act*, conservation of "features of significant architectural, cultural, historical, archaeological or scientific interest" are a "matter of provincial interest" and integrates this at the provincial and municipal levels through the PPS 2020. Issued under Section 3 of the *Planning Act*, PPS 2020 recognizes that cultural heritage and archaeological resources "provide important environmental, economic, and social benefits", and that "encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including *built heritage resources* and *cultural heritage landscapes*" supports long-term economic prosperity (PPS 2020:6,22).

The importance of identifying and evaluating built heritage and cultural heritage landscapes is recognized in two policies of PPS 2020:

- Section 2.6.1 – *Significant built heritage resources* and *significant cultural heritage landscapes* shall be conserved.
- Section 2.6.3 – Planning authorities shall not permit *development* and *site alteration* on *adjacent lands* to *protected heritage property* except where the proposed *development* and *site alteration* has been evaluated and it has been demonstrated that the *heritage attributes* of the *protected heritage property* will be conserved.

Each of the italicised terms is defined in Section 6.0 of PPS 2020, and those relevant to this report are provided below:

- ***Adjacent lands*:** for the purposes of policy 2.6.3, those lands contiguous to a *protected heritage property* or as otherwise defined in the municipal official plan.
- ***Built heritage resource:*** means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. *Built heritage resources* are located on property that may be designated under Parts IV or V of the *Ontario Heritage Act*, or that may be included on local, provincial, federal and/or international registers.
- ***Conserved*:** means 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. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.
- ***Cultural heritage landscape:*** means 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 Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the *Ontario Heritage Act*; or have been included in on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms.
- ***Development*:** means the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act.
- ***Heritage attributes:*** 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, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g., 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.

- ***Significant*:** means, in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*.

Importantly, the definition for *significant* includes a caveat that "criteria for determining significance…are established by the Province", and that "while some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation." The criteria for significance established by the Province as well as the need for evaluation is outlined in the following section.

2.2.2 *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* (or *significance* under PPS 2020) is guided by *Ontario Regulation 9/06* (*O. Reg. 9/06*), which prescribes the *criteria for determining cultural heritage value or interest*. *O. Reg. 9/06* has three categories of absolute or non-ranked criteria, each with three sub-criteria:

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.

A property needs to meet only one criterion of *O. Reg. 9/06* to be considered for designation under Part IV of the *OHA*. If found to meet one or more criterion, the property's CHVI is then described with a Statement of Cultural Heritage Value or Interest (SCHVI) that includes a brief property description, a succinct statement of the property's cultural heritage significance, and a list of its heritage attributes. In the *OHA* heritage attributes are defined slightly differently to the PPS 2020 and directly linked to real property[1]; therefore, in most cases a property's CHVI applies to the entire land parcel, not just individual buildings or structures.

[1] The OHA definition "heritage attributes means, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest."

Once a municipal council decides to designate a property, it is recognized through by-law and added to a "Register" maintained by the municipal clerk (*OHA,* Section 27[1]). Under Section 27 (1.2) of the *OHA*, a municipality may also "list" a property on the Register if "the municipality believes [it] to be of cultural heritage value or interest". Once listed, a property owner "shall not demolish or remove a building or structure on the property or permit the demolition or removal of the building or structure unless the owner gives the council of the municipality at least 60 days notice" (*OHA,* Section 27[3]). The Town has not listed any properties but does maintain an inventory of properties with potential cultural heritage value or interest.

2.2.3 Provincial Guidance

As mentioned above, heritage conservation on provincial properties must comply with the MHSTCI Standards and Guidelines (S&Gs), but these also provide "best practice" approaches for evaluating cultural heritage resources not under provincial jurisdiction. The *Standards and Guidelines for the Conservation of Provincial Heritage Properties - Info Bulletin 2* advises on the contents and possible strategies for an HCP. The Ontario Heritage Trust, an agency of the Province, has also developed terms of reference and suggested contents for conservation plans under their management, although these are less detailed (OHT 2012; OHT 2011).

To advise municipalities, organizations and individuals on heritage protection and conservation, the MHSTCI developed a series of products under the *Ontario Heritage Tool Kit.* Of these, *Heritage Resources in the Land Use Planning Process* (MHSTCI 2006) provides an outline for the contents of an HCP, which it defines as:

- a document that details how a cultural heritage resource can be conserved. The conservation plan may be supplemental to a heritage impact assessment but is typically a separate document. The recommendations of a plan should include description of repairs, stabilization and preservation activities as well as long term conservation, monitoring and maintenance measures.

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).

2.3 Municipal Heritage Policies

2.3.1 City of Brampton *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". To conserve built heritage the City references 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.

3.0 UNDERSTANDING

The information provided in the following sections is excerpted from the 2019 HIA and revised or corrected where necessary.

3.1 Location and 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. The Grace Canadian Reformed church is located southeast of the property, while to the southwest is the Brampton Fire Station 210, Creditview Sandalwood Park, and Chinguacousy Soccer Field.

Tufton Crescent is one lane in each direction with sidewalks on the west side of the street separated by a grass median. Immature vegetation is located only on private property with no street trees and there is open space dividing the property and Tufton Crescent from Creditview Road, providing clear views between the two roadways.

The property's topography is flat with stone from Breadner House stockpiled at the southeast corner. The property's only other features are tree stumps near the centre and one young tree on the west boundary.

The new property (0 Tufton Crescent; PIN 14254-5818) is adjacent to and southwest of 58 Tufton Crescent. It is located adjacent to and between Tufton Crescent and Creditview Road, and its topography is flat with overgrown grass.

3.2 Breadner House

The single-detached, storey-and-a-half Breadner House originally fronted west on Tufton Crescent (Figure 3 to Figure 7). Its main block was built in double-wythe random rubble with rough-cut sandstone stone quoins, initially rectangular in plan then later extended to the east to create a saltbox form. Over the walls was a medium pitch roof featuring a wood frieze with paired brackets and cornice returns at the gables. Incorporated into the south gable was a millstone and inside each end wall were single-stack, red brick chimneys, one of which was parged.

Fenestration on the west or principal façade was symmetrical with two windows with prominent jack arch stone lintels flanking a central entrance on the north and south end walls the first level windows were larger and spaced further apart than the smaller second level openings but only those on the south end wall had window heads formed with stone lintels. On the north end wall, the window heads were formed with soldier brick voussoirs at the second level but on the first level were jack arches of gauged brick rubbers. All window openings had plain wood lug sills. On the west façade a set of stone straight stairs led to the central single-leaf entrance which had a transom capped with wood entablature and paired brackets.

Extending from the northeast corner of the main block was a single-storey wood-frame wing with L-shaped plan and shed roof. It had square double hung windows and a single-leaf entrance on the southeast side of the west ell and was clad in horizontal wood siding.

Figure 3: West façade of Breadner House prior to demolition (City of Brampton 2009)

Figure 4: South end wall (City of Brampton 2009)

Figure 5: South end wall and east façade of the main block (left and centre) and south ell of the wing (right) (City of Brampton 2009)

Figure 6: East and north walls of the wing (left and centre) and north end wall of the main block (right) (City of Brampton 2009)

Figure 7: North end wall (City of Brampton 2009)

3.3 Occupation History

Since the HIA provides a narrative structural history, only a brief chronological summary is provided for this report (see Table 1).

Table 1: Key events.

Date	Event
12 April 1830	Joseph Breadner (1800-1879), an Irish farmer and weaver, marries Mary Scott and the couple settle in Streetsville, where Joseph would be employed in the woolen mill
1835	Assessment rolls list Joseph Breadner as living on Lot 12 (100 acres), Concession 3 West of Centre Road, in the Chinguacousy Township, Peel County with 14 acres under cultivation. By 1844, he had 40 acres under cultivation and livestock that included two horses, two milk cows, and two horned cattle
1851	Joseph is listed in the Census as a yeoman living with Mary and children Robert, James, Joseph, John, William, Sarah, Elizabeth, Margaret, and Abigail
1856	Abstract Index Books record that the Crown granted Joseph Breadner the southwest half of Lot 12 (100 acres)
1859	Tremaine's 1859 *Map of Peel County* identifies Joseph Breadner as the owner of Lot 12, Concession 3
1866	Assessment Rolls list Joseph (Sr.) and John as the owners of the lot, with a total property value of $2,900. ***The house was probably constructed by this date, possibly as early as 1850.***
1871	The Census lists Joseph as living with Mary and children Robert, John, William, Abigail, Isaac, Jacob, and Henry

Date	Event
1877	Peel & Co.'s 1877 map identifies Joseph Breadner as the owner of Lot 12, Concession 3
1879	Joseph Breadner (Sr.) dies, leaving the property to his wife Mary
1881	Assessment Rolls identify Joseph's sons John and Isaac Breadner as the owners of Lot 12 with a total aggregate value of $4,340
1902	Mary Breadner dies, and ownership of Lot 12 passes to son John, who dies in 1905
1923	The Assessment Rolls list the Breadner descendants Wilbert H. (farmer), Norman (farmer) and their mother Elizabeth (widowed wife of John Breadner) living together on Lot 12
1937	Upon Elizabeth's death in 1937, Norman Breadner (1895-1968) acted as executor and the property is left to Norman's brother Wilbert
1955	Wilbert dies and the property is granted to Norman
1968	Norman dies and the property is rented to Ralph E. Monkman and Beatrice E. Monkman, as tenants in common the following year
2002	Based on aerial imagery, all outbuildings had been demolished by this year
2006	Breadner House is designated as being of cultural heritage value or interest under City By-law 34-2006
2011	During excavation for a new rear addition, the east wall and half of the south end wall collapse. A preliminary conservation plan was then completed to address the collapse (Phillip H. Carter Architect and Planner 2011). On September 30, the City issues a demolition permit for Breadner House due to the unsafe conditions

3.4 Physical Condition

The building stone from Breadner House is currently stored at the southeast corner of the property (Figure 8) or off-site (Figure 9 to Figure 10).

Figure 8: Stones salvaged from the Breadner House piled at the southeast corner of the property (November 2019)

Figure 9: Building stone from the Breadner House in off-site storage (November 2019)

Figure 10: The millstone originally in the south gable (November 2019)

3.5 Significance

Understanding a built heritage resource or cultural heritage landscape includes not only being able to trace its dates of construction or modifications through time, but also its overall cultural heritage significance and what elements should be prioritized for conservation. Since the 2005 amendments to the *Ontario Heritage Act*, cultural heritage significance is usually summarized through a "Statement of Cultural Heritage Value of Interest" (SCHVI) which includes a "Description" (where the resource is located), its "Heritage Value" (why a resource is important) and its "Heritage Attributes" (what elements demonstrate the heritage value and therefore should be prioritized for conservation). In the CHP *Standards and Guidelines*, the latter are referred to as "character-defining elements," explicitly referencing why an element is important to the significance of a historic place.

Since the 2006 designating by-law for the Breadner House did not follow the typical SCHVI format, a new SCHVI was drafted for the 2019 HIA. This has been modified below to reflect its future, reconstituted state on the new lot.

Description of Property – The Breadner House

The Breadner House is located at corner of Tufton Crescent and Creditview Road in the City of Brampton, Region of Peel, formerly within part of Lot 12, Concession 3 West of Centre Road, in Chinguacousy Township, Peel County. It stands approximately 25 m west of its original site at 59 Tufton Crescent on an urban residential property bordering Creditview Road on the south and accessed on the west via the north arm of Tufton Crescent.

Statement of Cultural Heritage Value or Interest

The reconstituted Breadner House is of cultural heritage value or interest for its design or physical value, historical or associative value, and contextual value. Built sometime between 1850 and 1865, the storey-and-a-half Breadner House is a rare and unique example in the City of a stone residence built in a vernacular Georgian style with Neoclassical detail. It is also rare and unique for its evolution to a saltbox form, and for its masonry incorporating a millstone in its south gable. This feature and the cut stone quoins, window openings with stone lintels and two with jack arches of gauged brick rubbers, wood entablature over the central entrance, and paired brackets and cornice returns at the eaves and verges all contribute to the structure's design or physical value displaying a high degree of craftsmanship.

The historical or associative value of the Breadner House lies in its direct association with the theme of early colonial and agricultural settlement of Brampton in the 19th century. The house at its new site is still within the former parcel of a 100-acre farm established by Joseph and Mary Breadner as early as 1835 and which would remain in the Breadner family until 1968.

The contextual value of the Breadner House lies in its role as a landmark in the local community, serving as a tangible reminder of 19th century pioneer life in Chinguacousy Township and link to the area's agricultural past.

Description of Heritage Attributes

Key attributes that reflect the cultural heritage value of the Breadner House are its:

- Storey-and-a-half massing extended to a saltbox form
- Vernacular Georgian style with Neoclassical detailing
- Three-bay principal façade with symmetrical fenestration
- Random rubble wall masonry with cut sandstone quoins
- Flat arch head window openings with a mix of cut stone lintels, gauged brick rubbers, or soldier brick voussoirs

- Saltbox roof eaves and verges featuring a frieze, paired brackets, fascia, and cornice returns at the gables
- Millstone centred in the gable
- Front entrance with a transom and classical entablature
- Visual link with Creditview Road

4.0 PLANNING

4.1 Planning for Future Use: Conservation Treatments and Standards

4.1.1 Conservation Treatments

The CHP *Standards and Guidelines* outline three “treatments” to guide intervention on a historic place. Although in theory a single treatment would be selected, nearly all projects involve a combination of all three depending on a variety of factors including level of understanding, practicality, and projected future uses.

“Conservation”, as presented in the CHP *Standards and Guidelines,* includes:

> All actions or processes that are aimed at safeguarding the character-defining elements of an historic place to retain its heritage value and extend its physical life. This may involve Preservation, Rehabilitation, Restoration, or a combination of these actions or processes.

The latter actions or processes are then defined in the CHP *Standards and Guidelines,* but perhaps are best summarized in illustrations provided in Volume 4 of the Public Works and Government Services (PWGSC) *Architectural Conservation Technology Manual* (1994) (Figure 11 to Figure 16). The first shows a resource “as found” with the remaining four depicting a conservation treatment.

Figure 11: A historic resource as found.

Figure 12: Preservation (Interim Protection).

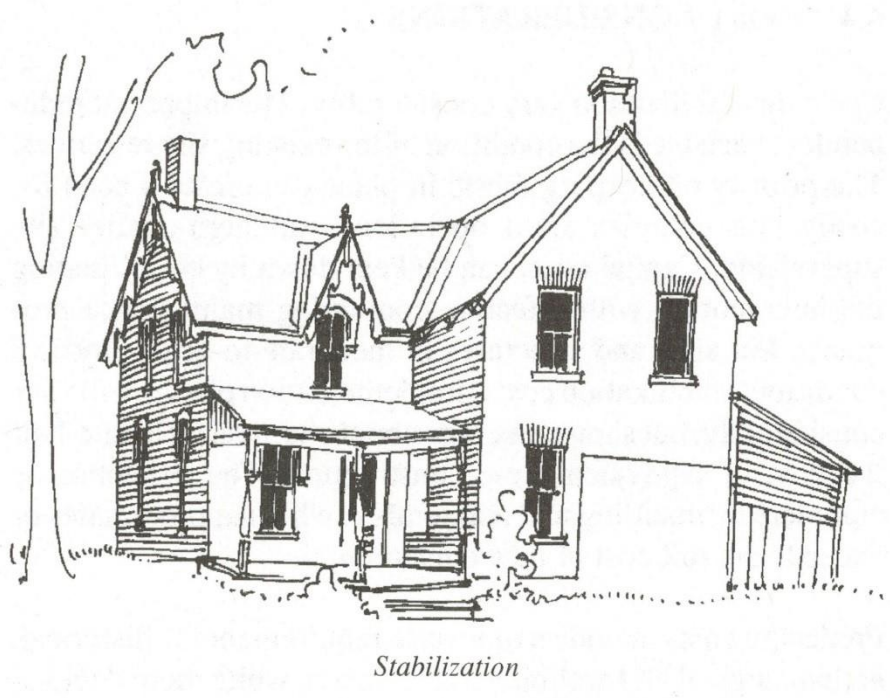

Figure 13: Preservation (Stabilization).

Preservation: the action or process of protecting, maintaining and/or stabilizing the existing materials, form and integrity of an historic place, or of an individual component, while protecting its heritage value (Figure 12 and Figure 13).

Figure 14: Rehabilitation.

Rehabilitation (or adaptive reuse): the action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value (Figure 14).

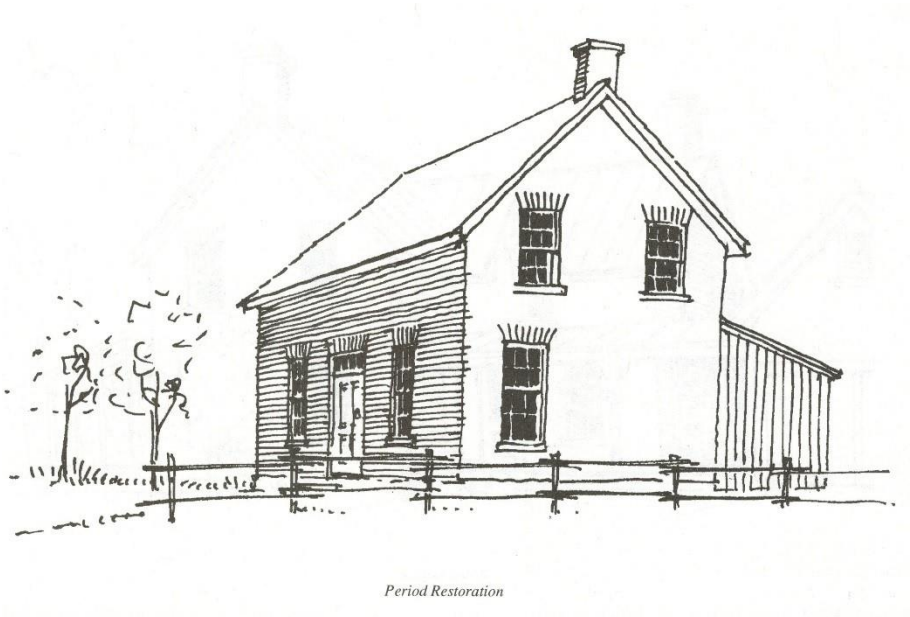

Figure 15: Restoration.

Restoration: the action or process of accurately revealing, recovering or representing the state of an historic place, or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value (Figure 15).

A closely related treatment is ***reconstruction***, defined in the *Burra Charter* as “returning a place to a known or earlier state and is distinguished from restoration by the introduction of new material” (ICOMOS 2013:1.8). It is most often applied when “a historic place…has been lost or is unsalvageable” but requires that the reconstructed

work be identifiable as a new work to ensure it is not mistaken as an “authentic historic place” (Kalman & Létourneau 2020:226).

A fourth treatment, which does not appear in the CHP *Standards and Guidelines* yet is occasionally applied is ***redevelopment***. As defined in the PWGSC Manual (1994:7), redevelopment is “construction of compatible contemporary facilities to replace missing element [sic] or to increase density in a historic environment.” As the illustration in Figure 16 shows, what sets redevelopment apart from the other treatments is “that there is no direct emphasis on protection”, and “procedures are used which are basically unrelated to the preservation of historic fabric”. There is also a “continual interaction between contemporary design intentions and the constraints of existing historic resources” (PWGSC 1994:7). Conservation of heritage value remains central in this approach, even if it is expressed less tangibly than that seen in the other treatments.

Figure 16: Redevelopment.

Another treatment applicable to this HCP is ***reassembly*** or ***reconstitution***, which refers to the rebuilding a dismantled historic place. It is referred to in the *Venice Charter* as “anastylosis” and an acceptable approach if there is a clear delineation between what material is new and what is original (Kalman & Létourneau 2020:231). The most famous example of reconstitution was the effort to relocate the Great Temple at Abu Simbel during construction of the Aswan Dam in Egypt between 1964 and 1968.

4.1.2 Conservation Standards

Nine standards apply to the preservation, rehabilitation, and restoration treatments, with a further three added for rehabilitation and two for restoration. The nine standards for all treatments are:

1) Conserve the heritage value of an historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements. Do not move a part of an historic place if its current location is a character-defining element.

2) Conserve changes to a historic place that, over time, have become character-defining elements in their own right.

3) Conserve heritage value by adopting an approach calling for minimal intervention.

4) Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.

5) Find a use for an historic place that requires minimal or no change to its character-defining elements.

6) Protect and, if necessary, stabilize an historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.

7) Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.

8) Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.

9) Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.

The additional standards that apply to Rehabilitation are:

10) Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.

11) Conserve the heritage value and character-defining elements when creating new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.

12) Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.

The additional standards that apply to Restoration are:

13) Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements

14) Replace missing features from the restoration period with new features whose forms, materials and details are based on sufficient physical, documentary and/or oral evidence.

A key principle explicitly or implicitly repeated in the CHP *Standards and Guidelines* is minimal intervention, that is, “doing enough, but only enough to meet realistic objectives while protecting heritage values” (CHP 2010:26). On any given project, minimal intervention can mean very little work, or a significant amount —the degree is based on whatever is required to protect the heritage value of a place.

4.2 Proposed Future Use, Goals and Objectives

The current proposed plan is to reconstruct the Breadner House on the lot west and contiguous to its original location at 0 Tufton Crescent (PIN 14254-5818) and add a two-level rear wing with attached two-bay garage.

The goals[2] of this conservation plan are therefore to:

- ***Conserve the Breadner House as a mid-19th century vernacular stone house with cultural heritage significance to the community***
- ***Adaptively re-use the Breadner House as a comfortable and desirable single-family dwelling in a low-rise and single-detached residential context.***

Based on these goals, the objectives of this HCP are to:

- ***Select the most appropriate conservation treatments for the Breadner House***
- ***Provide conservation strategies that are sustainable, and adaptable to the new proposed use***; **and,**
- ***Complete conservation of the Breadner House within two years***.

4.3 Recommended Conservation Treatment for the Breadner House

Based on the identified goals, this HCP recommends that the preferred primary treatment for the Breadner House is ***rehabilitation.*** Sympathetic rehabilitation of the house will retain the building's mid-19th century heritage attributes, reflect its changes through time, and accommodate contemporary use without compromising its authenticity or cultural heritage significance. Secondary treatments, selected to conserve the heritage attributes of the Breadner House for the future, are ***stabilization***, ***reconstitution***, ***preservation***, and ***commemoration***. Strategies to achieve these conservation treatments are provided in Section 5.0.

[2] The importance of setting goals and objectives in heritage conservation planning is outlined in Kalman & Letourneau (2020:343).

5.0 INTERVENING

This section provides a series of conservation strategies —in priority order and linked to the CHP *Standards and Guidelines*— to enact as part of the future stabilization, rehabilitation and restoration, preservation, and commemoration of the Breadner House. As stressed above, the overall goal is to conserve the heritage attributes of the building through minimal intervention yet adapt it for contemporary use.

The strategies are also ordered with the aim of ensuring the materials and reconstituted building remain stable throughout the conservation effort; as each strategy is completed, the cultural heritage value or interest and heritage attributes will be maintained on an ongoing basis, even if resources become limited or events delay completing the next strategy in the sequence.

The work should be undertaken by professionals familiar with heritage properties and who have demonstrated to City staff that they have expertise in heritage conservation. Many technical heritage conservation professionals are members of the Canadian Association of Heritage Professionals (CAHP) and listed under “craft and trade” in the CAHP Directory of Professionals. The trades and expertise required for each action are also included under each conservation strategy.

5.1 Stabilize

As the structure has already been dismantled, only limited action is required to stabilize the Breadner House building materials and prepare the property for further interventions. Where relevant, it is noted where an action is complete or currently underway. As the demands of the maintenance and stabilization will only increase through time, it is integral that the building be reconstituted and rehabilitated at the earliest opportunity (pending approval, the project is currently planned to begin in the early-to-late fall of 2021).

5.1.1 Monitor & secure

- Implement site control and communication.
  - Clearly mark on project mapping the location of the stockpiled stone at 57 Tufton Crescent and communicate this to project personnel prior to mobilization.
- Create physical buffers.
  - Erect temporary fencing or physical barriers around to stockpiled stone at 57 Tufton Crescent to prevent unauthorized removal of building material and accidental damage from collision by heavy equipment (***complete***)
- Initiate and conduct regular (monthly) monitoring of the building material stored on-site to ensure the stockpiled stone is not being removed or impacted by surrounding construction (***ongoing***).
- Document all work with digital photographs and written notes as necessary and keep a centralized record of all work performed during the construction phase.

Related Conservation Standards:

No. 6: Protect and, if necessary, stabilize an historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.

Required Trades and Expertise:

- No cultural heritage expertise required.

5.2 Reconstitute & Rehabilitate

5.2.1 Draft architectural designs for a rehabilitated Breadner House

The new wing and garage for the Breadner House should be compatible and subordinate in design to the reconstituted Breadner House, not exceeding it in scale, massing, and ornamentation. It is important that the new wing and garage not replicate the original wood frame wing since this would be an inauthentic restoration and would not be clearly discernable as new construction.

Although additions to the Breadner House are not constrained by municipal heritage conservation district design guidelines, the design process should follow guidance provided in local plans or more general manuals such as the *Historic Preservation Plan for the Central Area General Neighbourhood Renewal Area, Savannah, Georgia* (reprinted in Stephen 1972 and Faulkner 1977:198-203), *Get Your House Right* (Cusato *et al.* 2007), and *Traditional Construction Patterns* (Mouzon 2004) (for general principles see Figure 17). Since the house is designated under Part IV of the *Ontario Heritage Act*, the design of the additions will need to be approved by City staff prior to issuance of a heritage permit.

Design work to reconstitute and rehabilitate the Breadner House was underway as this HCP was being compiled. Golder reviewed and provided comment to Hunt Design Associates, who have incorporated the suggestions into the final proposed design. Building permit level plans, elevations, and three-dimensional renderings for this design are provided in APPENDIX A and are intended to reflect the evolution and final form of the Breadner House, yet also provide a sustainable and desirable contemporary residence. In its wood cladding materials and wood frame construction

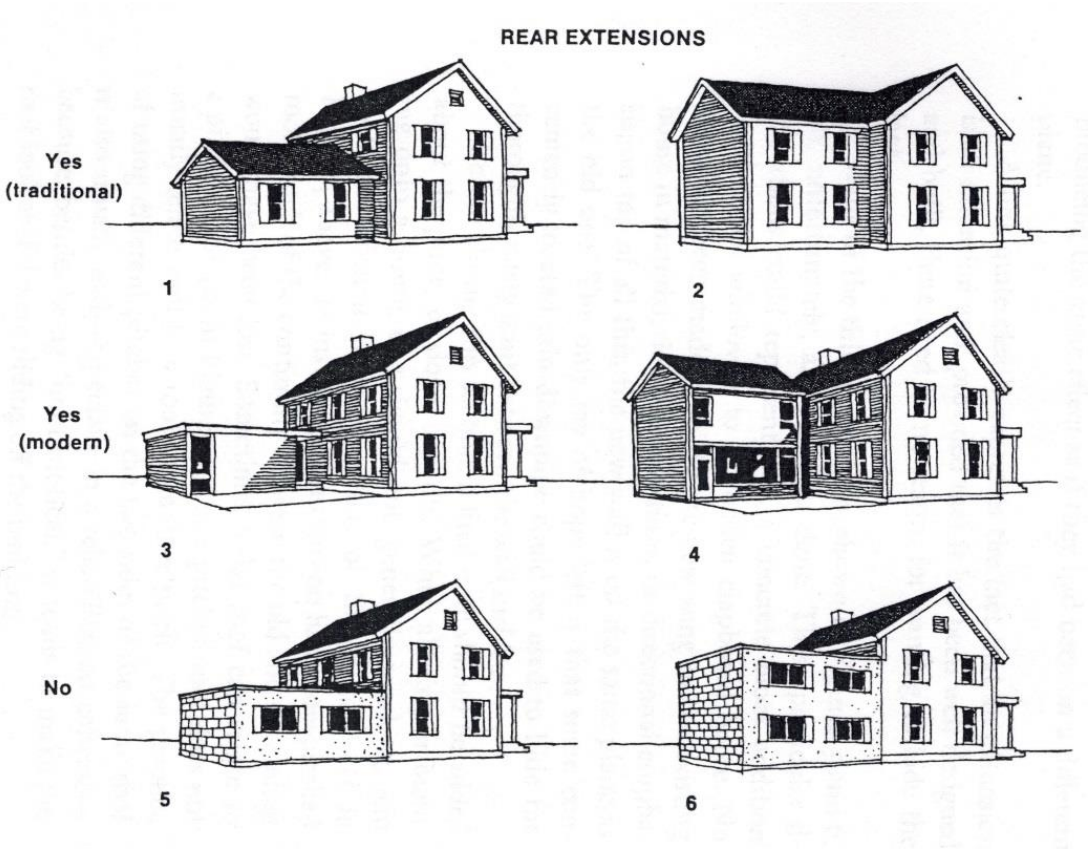

Figure 17: General guidance for adding "rear extensions" to a heritage building (from Stephen 1972:108). As currently proposed, the design follows illustration "2" under "traditional"

The new elements were therefore designed to:

- be subordinate to the Breadner House
- be visually distinguishable, but compatible with the architectural form and character of the Breadner House
- enable adaptive re-use.

Related Conservation Standards:

No. 4: Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.

No. 5: Find a use for an historic place that requires minimal or no change to its character-defining elements.

No. 9: Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.

No. 11: Conserve the heritage value and character-defining elements when creating new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.

No. 12: Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.

See also CHP Guidelines, Section 4.3.1 Exterior Form.

Required Trades and Expertise:

- Architectural design consultant with heritage expertise to draft the additions to compliment, but not replicate, the original construction.

5.2.2 Build the concrete foundation with basement on the new lot

As is true of roofs, a sound foundation is critical to the survival of a historic structure. The new concrete foundation should be well drained with grading sloped away from the walls on all sides, as well as well-ventilated to keep the first-level flooring dry and free of mould and rot (Fram 2003:114). On the exterior, the walls should stand a sufficient height above surface to prevent saturation and water damage to the masonry in the splash zone (Davy and Simpson & Brown 2005:39). To provide a base for the external masonry cladding (see Strategy 5.2.3) the foundation must have a ledge at least 4-inches (10 cm) wide to accommodate an outer wythe of masonry (Figure 18).

Related Conservation Standards:

No. 13: Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.

Required Trades and Expertise:

- Qualified contractor to excavate and build the concrete foundation.
- Heritage mason to face the concrete foundation in salvaged stone.

Figure 18: Ledge incorporated into the concrete foundation that provides a base for the exterior masonry wythe (from Robert Wilson House, Town of Caledon, courtesy Sedgwick Marshall Heritage Homes Ltd)

5.2.3 Reconstitute the Breadner House & construct compatible new additions

Once the foundation is complete, reconstituting the Breadner House with new additions can begin. Although it differs substantially from the original construction, the most feasible option is to rebuild the house as a stone veneer[3] on wood frame. This approach was recommended in the Preliminary Conservation Plan (Carter 2011) and used successfully elsewhere, such as for Featherstone House, now at 963 Stoutt Crescent in Milton (Stewart 2014), and the rear stone wing of the Wilson Farmhouse at 12701 Hurontario Street in Caledon (Golder 2020). For these projects, all wood framing was completed before the veneer was added. The stones were then laid up with mortar, grouted for a uniform finish, then treated with an acid to expose the aggregate and match the stone colouring (Mandy Sedgwick, personal communication, July 2021) (Figure 19).

Cutting to prepare each stone as a veneer should take care not to damage the exterior faces of the stone and undertaken in a manner that limits the impacts from noise to neighbouring properties. Water suppression should also be employed to limit the dust levels produced during the stone sectioning and all personnel involved with the work should have protective equipment such as powered face masks to prevent injury (Designing Buildings Ltd. 2018b). The stone cutting operations should also be continually monitored to ensure that dust is not impacting pedestrians or vehicle users on Creditview Road and Tufton Crescent, or the grounds or users of Creditview Sandalwood Park and Chinguacousy Soccer Field.

Although it is only a veneer, it is integral that the masonry of the Breadner House be built with a lime mortar mix that is durable enough to survive the weather yet soft enough not to damage the individual stones and bricks. Stable, soft, and flexible lime mortar is an important “safety valve” to ensure the long-term conservation of masonry as it allows “moisture to migrate and evaporate through the mortar” rather than through stone or brick (Fram 2003:126). A suitable mixture should be developed based on any surviving soft mortar and local experience, as well as published specifications (e.g., MHSTCI 1985, English Heritage 2015:598-601). Experiments with varying

[3] Except at the window heads in the north end wall, which should be reconstituted in their original red brick.

compositions of sand may be necessary to ensure the new mortar matches the colour of the existing or compliments the colour of the stones (Fram 2003:128).

Repairs to existing cracks in the quoins, lintels, and the mill stone should be completed prior to installation and may require trial testing to determine the least visually intrusive method. For non-high stress conditions such the case with veneer, fracture repair with dowels and a lime-based adhesive is often the most effective and least noticeable (English Heritage 2018:230-231).

For cladding the new additions, the preferred option is to use a sustainable and long-wearing prefinished wood such as Maibec® Lap Siding with wide cornerboards. As much as possible, any venting or servicing connections should be routed to the new additions instead of the reconstituted Breadner House and sited in locations that are the least visually obtrusive from the surrounding rights-of-way.

Related Conservation Standards:

No. 7: Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.

No. 9: Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.

No. 10: Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.

No. 12: Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.

Required Trades and Expertise:

- A general contractor experienced with high quality materials to frame the Breadner House and build and clad the new additions.
- Heritage mason to lay the masonry veneer of the Breadner House.

Figure 19: Process to create the masonry veneer. Left: framing complete before laying up veneer. Centre: Veneer laid up in mortar. Right: Grout applied for a uniform finish (subsequently acid treated) (from Robert Wilson House, Town of Caledon, courtesy Sedgwick Marshall Heritage Homes Ltd)

5.2.4 Add the main block roof and chimneys, and other roof features

A sound roof and associated drainage are one of the most significant components for ensuring the long-term survival of a heritage building. Therefore, it is integral that the roofing be properly vented, insulated, well sealed, and that all water is directed away from the walls (CHP 2010:139).

The chimneys should be reconstituted in a salvaged red brick or compatible “heritage” brick veneer but do not have to be functional nor proceed past the attic level. It is also not necessary to parge the north chimney as was done on the original Breadner House. However, where possible the new heating system should be routed with flexible flue to exit the building through one of the chimneys and with a non-visually intrusive cap. As with the wall rebuilding effort, the new chimneys should be built using a lime mortar mix that is durable enough to survive the weather yet soft enough not to damage the individual brick. Lightning protection should also be installed; while an inconspicuous system is preferred, the effectiveness of this critical element should be prioritized over any visual concerns.

Cladding the roof should be in high quality asphalt shingle (such as IKO Cambridge Architectural Shingles) rather than wood shingle, ribbed metal sheet, tin plate, or slate as were used in the 19th century. Once the roof structure is completed, the frieze, paired brackets, soffit, fascia, and cornice returns can be re-established in either wood or compatible alternative such as Maibec® or HardieTrim®. To reduce a visual impact, venting should be via a grill drilled into the soffit.

Metal gutters, downspouts and rainwater leaders should be installed to ensure water is transported away from the walls. Historically, these elements would have been square, larger than 20th century systems, and often made of copper. For the purposes of rehabilitation, a system should be selected (such as aluminium) that can be easily maintained or repaired and compliments the historic appearance of the building (Sweetser 1978:8).

Related Conservation Standards:

No. 8: Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.

No. 9: Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.

No. 10: Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.

Required Trades and Expertise:

- Roofing contractor with experience with high quality materials.
- Heritage carpenter to reconstitute the frieze, paired brackets, soffit, fascia, and cornice returns.

5.2.5 Install new wood windows & exterior doors

All doors, windows, and frames will need to be reconstructed based on historical precedents. True divided light six-over-six panes in a relatively heavy, double-hung frame are the most appropriate window type for a house in this style and mid-19th century date. Wood windows —such as those produced by Kolbe®— is preferred over synthetic materials for historic places; although wood windows can be expensive and require additional maintenance, their authentic character outweighs other types, and they often match or exceed the efficiency performance of PVC inserts (Sedovic & Gotthelf 2005; Suhr & Hunt 2019:90). The window surrounds should also be wood although PVC trim is acceptable here given its durability and low visual impact.

Although Building Code requires that the front door be fire-rated there are several types currently available that approximate heritage panel design and construction. A metal door that mimics wood should be avoided. The transom can be reinstated with a flat three or four-light fixed sash or hinged type, and the entablature over the window recreated in either wood or compatible alternative such as Maibec® or HardieTrim®.

Related Conservation Standards:

No. 8: Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.

No. 9: Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.

No. 10: Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.

Required Trades and Expertise:

- Heritage carpenter to install the new wood windows and form sills and surrounds to the appropriate design specifications, and to install the front door with transom and entablature.

5.2.6 Design the interior

Since no interior heritage attributes are specified in the SCHVI, there is no requirement to reconstruct historical wood or plaster finishes inside the house. However, care should be taken to ensure that interior features do not interfere with the exterior appearance of the building, such as placing a kitchen countertop across a window opening.

Related Conservation Standards:

No. 11: Conserve the heritage value and character-defining elements when creating new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.

No. 12: Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.

Required Trades and Expertise:

- A general contractor and interior designer experienced with high quality materials.

5.2.7 Rehabilitate the setting

As the Breadner House will be reconstituted in a residential context, new plantings do not need to precisely replicate what was present historically, although should include native tree and bush species. Flower beds with native species selected from contemporary or historic sources can be established (Skinner 1983; Unterman & McPhail 1996: A5-5), as can wood fencing in a heritage or heritage compatible design. However, it is critical that new plantings be situated where they will not impact the building in the future, either through excessive shading that prevents the stone walls from adequately drying, or through chemical and physical weathering, such as that caused by clinging ivy.

New plantings should also not obscure clear views of the house and the landscaping elevations should ensure all water is drained away from the foundations.

Related Conservation Standards:

No. 14: Replace missing features from the restoration period with new features whose forms, materials and details are based on sufficient physical, documentary and/or oral evidence.

Required Trades and Expertise:

- Landscape architect with heritage expertise.

5.3 Preserve

5.3.1 Develop and follow a maintenance and monitoring program

Cyclical building maintenance is vital for the short and long-term conservation of any building, and historic structures are no exception. In addition to cyclical maintenance schedules, heritage properties should also have a detailed monitoring program to establish a baseline condition for the property and monitor any deterioration that may require more frequent maintenance or periodic repair. The Province of Manitoba and Canada's Historic

Places have produced a comprehensive maintenance manual for heritage buildings that can be adapted to the Breadner House once restoration and rehabilitation actions are completed.

For the winter months, use of de-icing salts should be limited as much as is practicable in the vicinity of the masonry to avoid or reduce the impact from salt damage. If salts are used, the condition of the masonry should be periodically monitored for staining or damage; in the event damage is noted, immediate actions should be taken, such as treating the masonry with a salt repellant or switching to a calcium or magnesium chloride product (Graham & Snow 2017).

Related Conservation Standards:

No. 8: Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.

Required Trades and Expertise:

- No special expertise or skills required.

5.4 Commemorate

5.4.1 Erect a commemorative plaque and request the property be added to the Canadian Register

Once the Breadner House is rehabilitated and surrounded by new residential housing, its cultural heritage significance can be reinforced through official naming and signage. A City of Brampton heritage property plaque should be installed in a location that will be visible from public rights of way but on a free-standing mounting, preferably using stone salvaged from the Breadner House. The plaque should outline the history and significance of the Breadner House as well as clearly indicate that the house was moved and reconstituted.

Additionally, a request should be made to the Canada's Historic Places Canadian Register of Historic Places (CRHP) to add an entry to the online register for "The Breadner House" with statement of significance (or statement of cultural heritage value or interest), character-defining elements (or heritage attributes), and representative photographs.

6.0 IMPLEMENTING

The strategies identified in this HCP can be implemented in three phases over the next two years. Table 2 lists the conservation strategies by phase and includes a relative scale of importance and resource requirements. Table 3 provides a schedule for each phase, as well as dependencies such as approval of a City of Brampton Heritage Permit.

Table 2: Implementation Plan (adapted from Kalman & Létourneau 2020:411). A key to symbols used in the table is provided on the following page.

Phase	Strategy	No.	Action	Importance	Responsibility	Resources
1	**Stabilize**	5.1.1	Monitor & secure	H	Middle Oak	$
2	**Reconstitute & Rehabilitate**	5.2.1	Draft architectural designs for a rehabilitated Breadner House	H	Middle Oak	$$
		5.2.2	Build the concrete foundation with basement on the new lot	H	Middle Oak	$$
		5.2.3	Reconstitute the Breadner House & construct compatible new additions	H	Middle Oak	$$$
		5.2.4	Add the main block roof and chimneys, and other roof features	H	Middle Oak	$$
		5.2.5	Install new wood windows & exterior doors	H	Middle Oak	$$
		5.2.6	Design the interior	H	Middle Oak	$
		5.2.7	Rehabilitate the setting	H	Middle Oak	$$
3	**Preserve**	5.3.1	Develop and follow a maintenance and monitoring program	H	Middle Oak	$
	Commemorate	5.4.1	Erect a commemorative plaque and request the property be added to the Canadian Register	L	Middle Oak	$

Key					
Importance	H	High	**Resources**	$	Low cost
	M	Medium		$$	Moderate Cost
	L	Low		$$$	High Cost

Table 3: Implementation Schedule.

Phase	Duration	Year	Dependency
1	First 3 months	2021	None
2	Within first 6 months	2021-2022	Approval of City Heritage Permit
3	Within 12 months of completing Phase 2	2022-2023	None

7.0 SUMMARY STATEMENT

This HCP has recommended ten strategies to rehabilitate and conserve the Breadner House as a valued built heritage resource in the City of Brampton, and one with a sustainable future within a contemporary housing development. However, these strategies are based only on our current understanding of the property and its setting, and it is expected that new conditions will be discovered throughout the rehabilitation effort and require changes to this plan. Although dynamic, this HCP nevertheless aims to provide a clear set of goals and objectives for the Breadner House, as well as an overall framework to approach new challenges or opportunities.

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Signature Page

We trust that this report meets your current needs. If you have any questions, or if we may be of further assistance, please contact the undersigned.

Golder Associates Ltd.

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Cultural Heritage Specialist/ Archaeologist

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Associate, Senior Archaeologist

HC/RN/MT/ly

https://golderassociates.sharepoint.com/sites/141409/project files/6 deliverables/21453562-1000-rev0 6oct2021 middleoak breadnerhs hcp.docx

APPENDIX A

Plans & Elevations, Breadner House, Hunt Design Group 14 September 2021

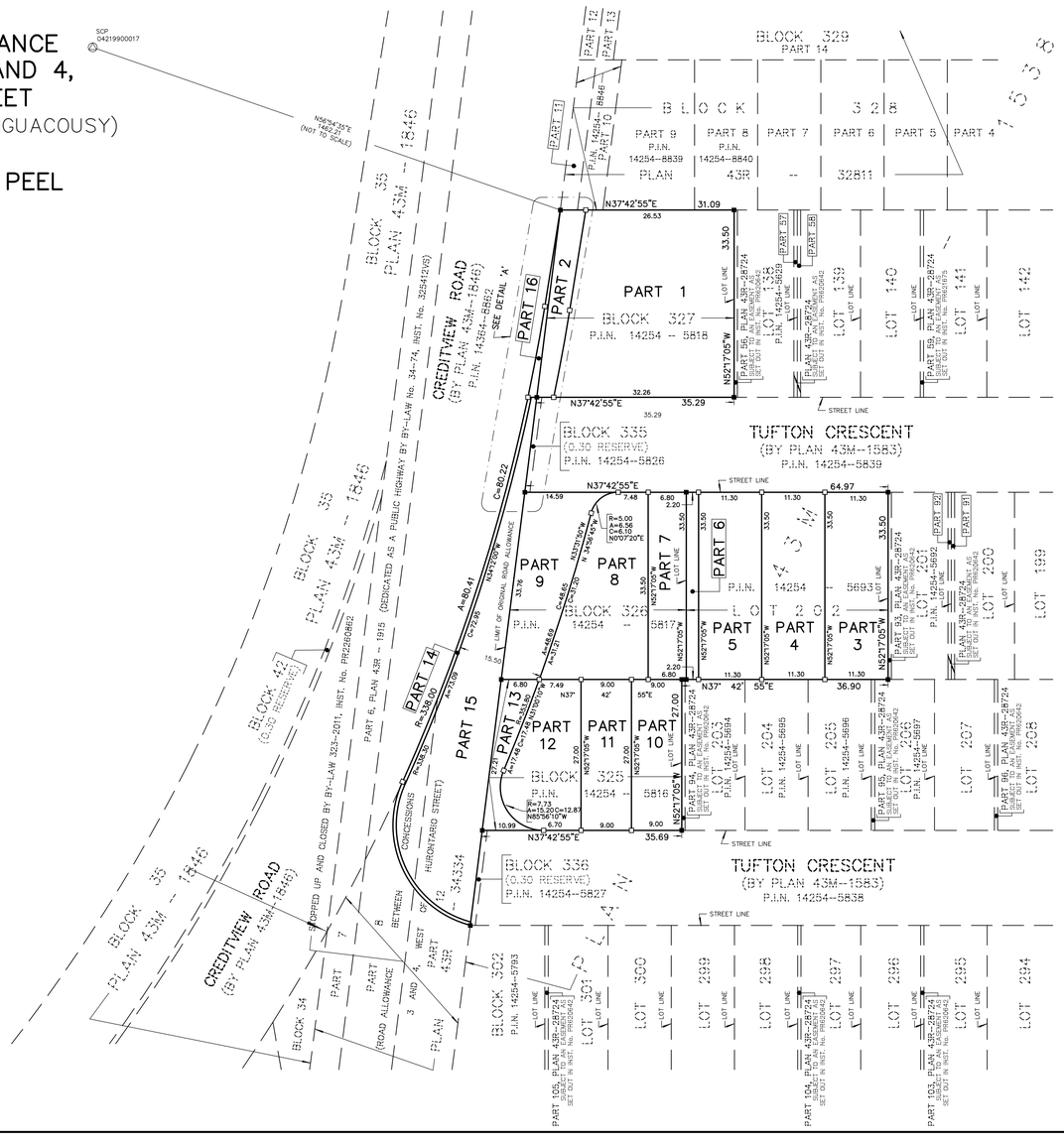
PLAN OF SURVEY OF
BLOCKS 325, 326 AND 327
AND LOT 202,
PLAN 43M–1538 AND
PART OF THE ROAD ALLOWANCE
BETWEEN CONCESSIONS 3 AND 4,
WEST OF HURONTARIO STREET
(GEOGRAPHIC TOWNSHIP OF CHINGUACOUSY)

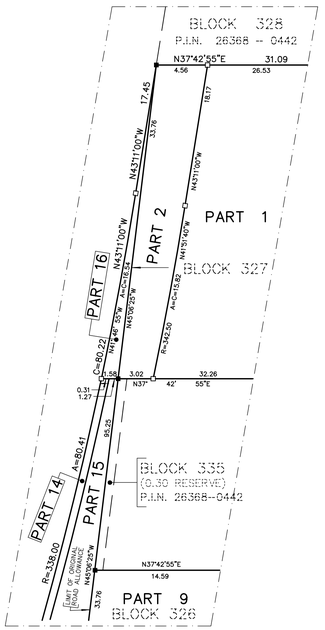
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

SCALE 1:500

10m 5m 0m 10m 20m 30m 40 metres

RADY–PENTEK & EDWARD SURVEYING LTD., O.L.S.





DETAIL 'A' (NOT TO SCALE)

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE _____, 2014

_____
C. P. EDWARD, O.L.S.

RECEIVED AND DEPOSITED

DATE _____, 2014

_____
REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF PEEL (No.43)

SCHEDULE

PART	PART OF	PLAN	P.I.N.
1	BLOCK 327	43M–1583	ALL OF 14254–5818
2			
3	LOT 202		ALL OF 14254–5693
4			
5			
6			
7	BLOCK 326		ALL OF 14254–5817
8			
9	BLOCK 325		ALL OF 14254–5816
10			
11			
12			
13			
14	ROAD ALLOWANCE BETWEEN CONCESSION 3 & 4, WEST OF HURONTARIO STREEET		PART OF 14254–8862
15			
16			

■ DENOTES MONUMENT FOUND
□ DENOTES MONUMENT SET
SSIB DENOTES SHORT STANDARD IRON BAR
SIB DENOTES STANDARD IRON BAR
IB DENOTES IRON BAR
P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
PL1 DENOTES PLAN 40R–21062
PL2 DENOTES PLAN 40R–26128
PL3 DENOTES EXPROPRIATION PLAN No. 23
PL4 DENOTES PLAN 40R–28169
PL5 DENOTES PLAN 40R–27102
(1005) DENOTES C.F. FLEISCHMANN, O.L.S.
(1006) DENOTES A. FLUM, O.L.S.
(1188) DENOTES C.A. SEXTON, O.L.S.
(MMM) DENOTES MARSHALL MACKLIN MONAGHAN LTD., O.L.S.
(OH) DENOTES ONTARIO HYDRO SERVICES COMPANY
(NI) DENOTES NOT IDENTIFIED
(DFP) DENOTES DONEVAN FLEISCHMANN PETRICH LTD., O.L.S.
SCP DENOTES SPECIFIED CONTROL POINT
ORP DENOTES OBSERVED REFERENCE POINT

BEARING NOTE

BEARINGS ARE GRID, UTM ZONE 17, NAD83 (ORIGINAL), DERIVED FROM:

ORP 1	NORTH 4854985.76	EAST 649251.12
SCP 00819720271	NORTH 4855410.47	EAST 649810.17

COORDINATES ARE UTM ZONE 17, NAD83 (ORIGINAL), TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE–ESTABLISH CORNERS OR BOUNDARIES

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999858.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE _____ DAY OF _____ ,2014.

DATE _____, 2014

_____
C. P. EDWARD
ONTARIO LAND SURVEYOR

RADY–PENTEK & EDWARD SURVEYING LTD.
ONTARIO LAND SURVEYORS
643 Chrislea Road, Suite 7
Woodbridge, Ontario L4L 8A3
Tel.(416)635–5000 Fax (416)635–5001
Tel.(905)264–0881 Fax (905)264–2099
Website: www.r–pe.ca
DRAWN: P.M./ E.R. CHECKED:
JOB No. 11–241 CAD FILE No.11241R01y

Dec 08, 2014 - 15:12:55

UNITS	AREA TOTAL		FRONTAGE TOTAL	
PART 1	980.51 sq.m			29.53
PART 3	378.55 sq.m			11.30
PART 4	378.55 sq.m			11.30
PART 5	378.55 sq.m			11.30
PART 6	73.68 sq.m	301.50sq.m	2.20	9.00
PART 7	227.82 sq.m		6.80	
PART 8	467.99 sq.m			12.87
PART 10	243.00 sq.m			9.00
PART 11	243.00 sq.m			9.00
PART 12	313.51 sq.m			14.43
PART 2	130.95 sq.m	152.98 sq.m		
PART 16	22.03 sq.m			
PART 13	118.13 sq.m	1244.83 sq.m		
PART 9	342.00 sq.m			TUFTON CRESCENT
PART 15	784.70 sq.m			
PART 14	31.40 sq.m			0.30 RESERVE

CREDITVIEW ROAD
(BY PLAN 43M--1846)
P.I.N. 14254--5862

N37°42'55"E 31.09
26.53
33.50

2L
2R
P.I.N. 14254 --
5818
PART 1
2

18.31
17.80

LOT 138
PART 57
PART 58
LOT 139
P.I.N. 14254--5862

4.39
PROPOSED 2 STOREY HOUSE
23.52
1.50
9.19
7.82
2 CAR GARAGE
BLOCK 327
6.00
7.88
ASPHALT DRIVEWAY
N52°17'05"W
EXISTING RESIDENTIAL

32.26
N37°42'55"E
35.29
STREET LINE
35.29

TUFTON CRESCENT
(BY PLAN 43M--1583)
P.I.N. 14254--5839

C=80.22
N37°42'55"E
STREET LINE
14.59
7.48
6.80
2.20
11.30
11.30
6

KEY MAP
N.T.S

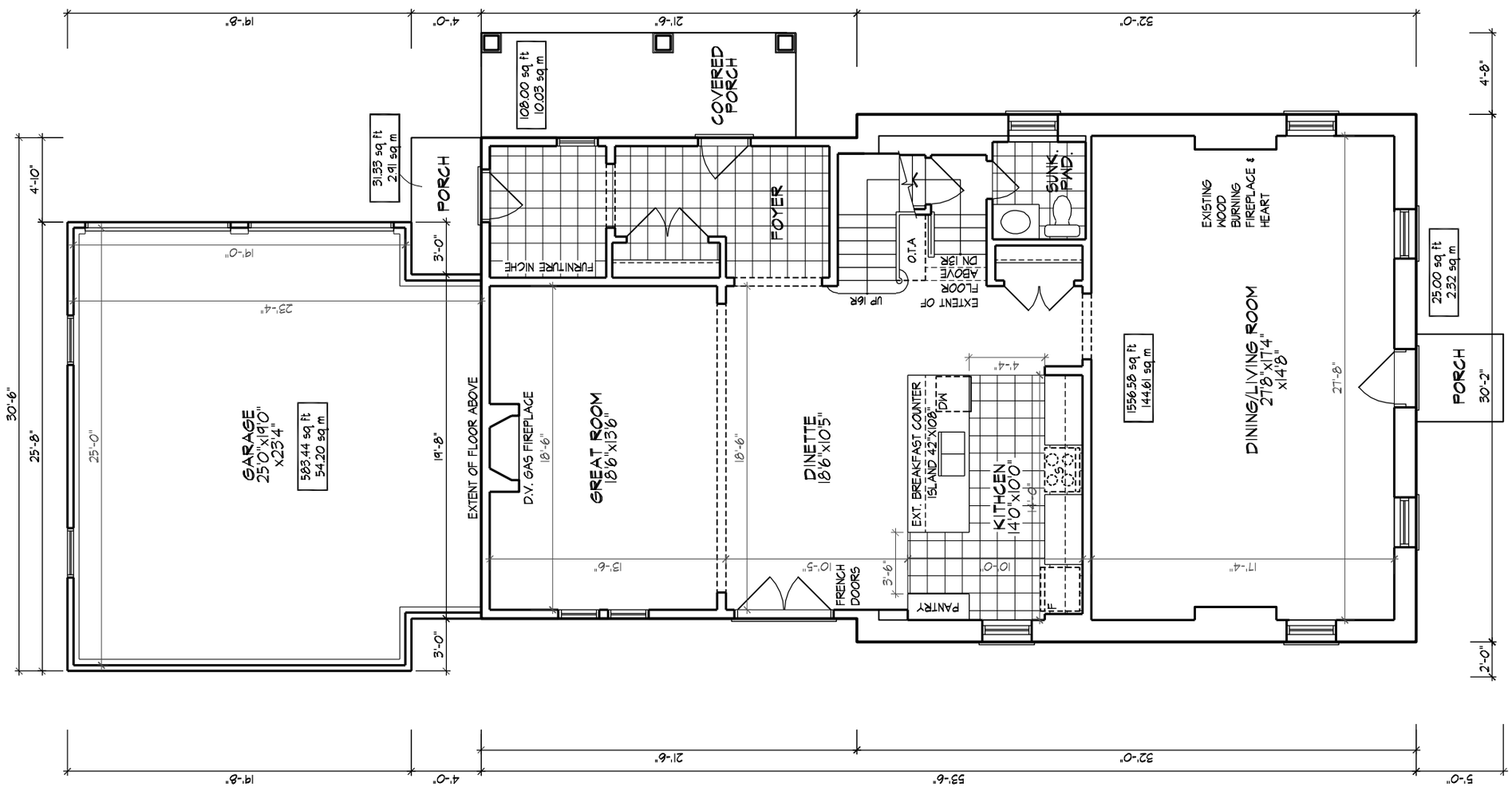
SITE STATISTICS	PROPOSED
LOCATION	TUFTON CRESCENT
LOT FRONTAGE	32.0 m
LOT AREA	950.51 m
FRONT YARD SETBACK	6.0 m
LOT COVERAGE	22.6%
COVERAGE (INCL. PORCH)	215.16 sm
G.F.A.	288.65 sm
BUILDING HEIGHT	6.8m

SCHEME B

HUNT DESIGN ASSOCIATES INC.
www.huntdesign.ca

THE CONSERVATORY GROUP - 214021
BRAMPTON HERITAGE HOME, BRAMPTON, ON
8966 Woodbine Ave, Markham, ON L3R 0J7 ■ T 905.737.5133 ■ F 905.737.7326 ■ APR.2014 ■ NZ ■

HERITAGE HOUSE - SCHEME B
SCALE: 1:300
214021DSP01



GROUND FLOOR PLAN

1557 sq ft
COVERAGE W/O PORCH 2140 sq ft
COVERAGE W/ PORCH 2304 sq ft

SCHEME B

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HERITAGE HOUSE - SCHEME B

BRAMPTON HERITAGE HOME, BRAMPTON, ON — 3093 SF

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LEFT SIDE ELEVATION

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FRONT ELEVATION

REAR ELEVATION

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RIGHT SIDE ELEVATION

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SECOND FLOOR PLAN

1536 sq ft

GROSS FLOOR AREA	1542 sq ft
DEDUCT OPEN AREAS	6 sq ft
NET AREA	1536 sq ft

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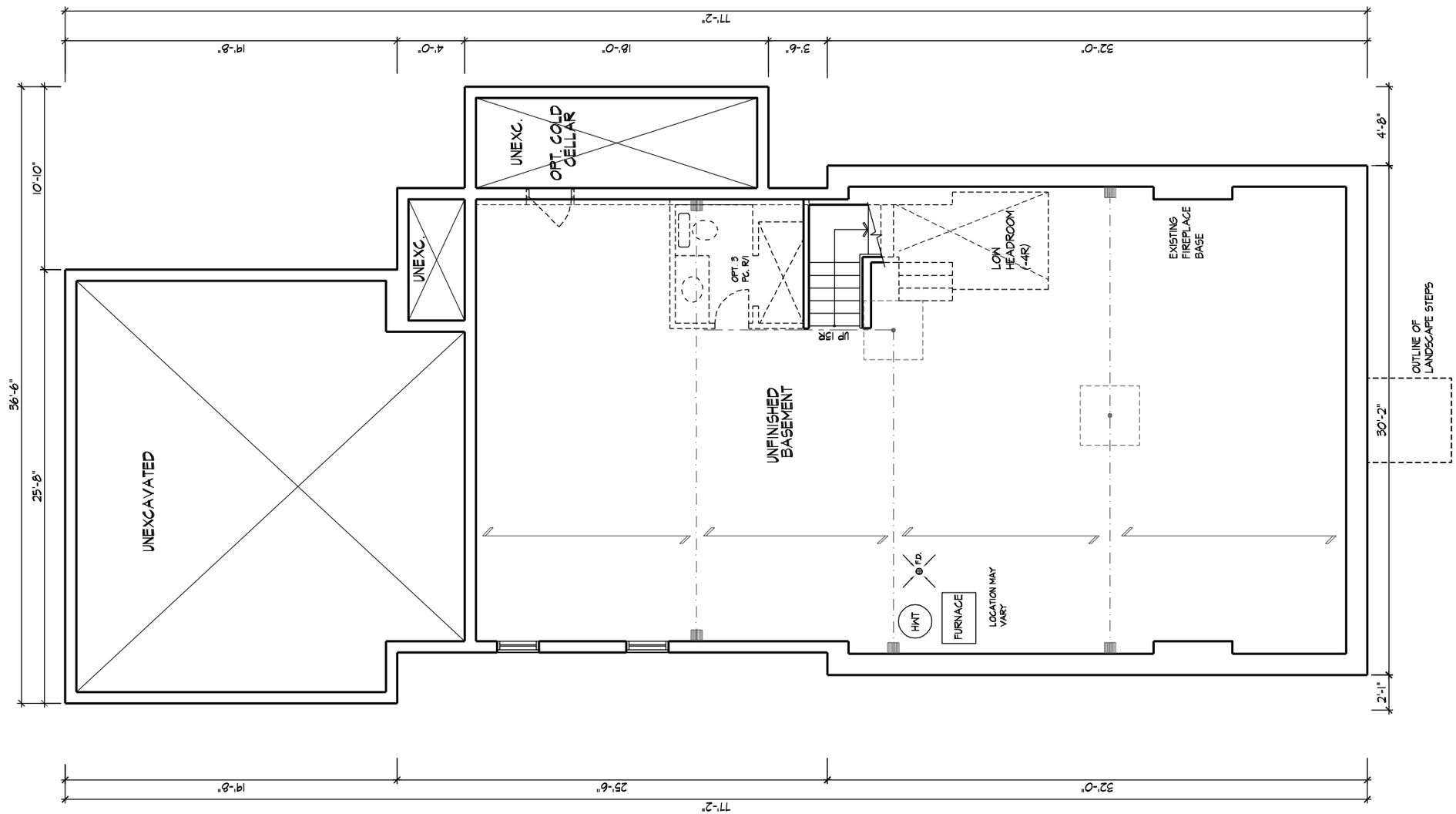

BASEMENT PLAN
0 sq ft

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