

## **Summary of Amendment to By-law Number 34-2006, a by-law to designate the property a by-law to designate the property at Lot 301, Tufton Crescent (“Breadner House”) as being of cultural heritage value or interest**

### **1. Purpose of the Amendment:**

The purpose of the amendments is to:

- Clarify and correct the statement explaining the property’s cultural heritage value or interest;
- Clarify and correct the property’s heritage attributes; and
- Correct the legal description of the property.

### **2. Statement Explaining the Property’s Cultural Heritage Value or Interest**

The proposed amendments will replace the current statement explaining the property’s cultural heritage value with the following:

#### **Design/Physical Value:**

The cultural heritage value of 0 Tufton Crescent (PIN 142545818) is related to its design or physical value as a commemorative and reconstructed house representative of a Georgian fieldstone farmhouse and saltbox house style from the mid-nineteenth century. The Georgian period in Canadian architecture occurred between 1780 and 1860. By 1780, a significant number of emigrants moved from Great Britain to Canada, bringing the Georgian style of architecture during this period. The style is known for its balanced and symmetrical facades, muted ornaments, simplicity and minimal detailing, with proportions and elements based on the classical Greek and Roman architecture. Common features of Georgian houses include: symmetrical rectangular form with side gable roofs; symmetrical three bay or five bay front facades; a pair of identical chimney stacks near each end of the gable roof; repetition of identical rectangular sash windows on the front façade that are taller than they are wide; use of stone and wood or brick and wood; and modest use of neoclassical details.

The Breadner House exhibits a number of characteristics of the Georgian Style with Neo-Classical undertones. These include the symmetrical three bay facade, the ornamental boxed cornice and returns which are decorated with a classical frieze, and the six-over-six double hung and wood sash windows. The door surround is also distinctive with its classical entablature and geometric pattern.

The Breadner House is also representative of the saltbox house style and form, which is a traditional colonial style of house found mostly in New England. The style is characterised by a side gable roof that slopes down the back to a lower point in comparison with the front. The saltbox style and form is not common in Ontario.

The house is one of the only two designated stone residences within the City of Brampton. The main architecture features of the building are its saltbox form and random fieldstone construction. A noteworthy feature of building material is the massive sandstone blocks used as quoins on the corners of the building and in the lintels.

Built to commemorate the physical loss of the Breadner House, the reconstructed commemorative house exhibits the same characteristics of the Georgian style and saltbox form that was found historically on the former Breadner House.

### **Historical/Associative Value:**

0 Tufton Crescent is also valued for its association with the Breadner family. The property at Lot 12 Concession 3 WHS, Chinguacousy Township was owned first by Joseph Breadner and remained in the Breadner family for over one hundred years. The Breadner House was built circa 1860 by Joseph Breadner and his sons.

Joseph Breadner (1800-1879) was an Irish farmer and weaver. He married Mary Scott in 1830 and originally settled in Streetsville in a wool mill. The assessment rolls lists Joseph Breadner in 1835 as occupying Lot 12, Concession 3 with 86 acres of uncultivated land and 14 acres of cultivated land. The 100 acres farm property did include both the lot at 59 Tufton Crescent (PIN 142545693) and the lot at 0 Tufton Crescent (PIN 142545818). At the time of the 1851 Census, Joseph was a yeoman living on the property with his wife Mary and nine 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 100 acres property with a total value of \$2,900. By the 1871 Census, Joseph was living on the property with his wife Mary and seven children: Robert, John, William, Abigail, Isaac, Jacob and Henry. Joseph (Sr.) died in 1879 and willed the property to his wife Mary.

The Breadner House and 100 acres property remained in the Breadner family until 1969. The property continued to function as a farmstead and agricultural rural cultural heritage landscape until the early 2000s when the outbuildings were demolished and the farm property was subdivided into residential lots.

### **Contextual Value:**

The Breadner House is of contextual significance as it is an important reminder of the pioneer farming heritage of Chinguacousy Township. The property at 0 Tufton Crescent has maintained its visual and historical link to Creditview Road. The Breadner House is considered a local landmark as the last remaining nineteenth century feature in the area. The clear view and exposure of the property from Creditview Road will ensure the prominence of the reconstructed Breadner House in the streetscape, and it will provide a

visual reminder of the agricultural history and settlement of the former Chinguacousy Township and Mount Pleasant community.

### **3. Description of the Property's Heritage Attributes**

The proposed amendments will replace the description of the property's heritage attributes with the following:

The heritage attribute of the property are:

- The one-and-a-half storey vernacular farmhouse;
- The saltbox form and Neoclassical and Georgian design influences;
- The three bay front elevation with a symmetrical composition consisting of a central door with flanking windows;
- The fieldstone facades with sandstone quoins and lintels;
- The unpainted stone walls;
- The side gable roof with returned eaves;
- The ornamental boxed cornice below the roof with paired dentils;
- The millstone on the side elevation and at the centre of the gable roof;
- The six-over-six wood sash windows on the front and side elevations;
- The stone windowsills on the front and side elevations;
- The two identical chimney stacks with symmetrical placement near the gable ends of the roof;
- The front entrance, raised above a three steps with classical entablature, pilasters and decorative geometric patterning;
- The historical and visual connection to Creditview Road; and
- The associations with the Breadner family, early settlers of the Chinguacousy Township.

The property's heritage attributes are not found within the interior of the reconstructed and commemorative Breadner House.

### **4. Legal Description of the Property**

The proposed amendments will correct the legal description of the property in accordance with the description below:

#### **LEGAL DESCRIPTION**

PL 43M1583 BLK 327, Brampton, PIN 142545818