

Heritage Evaluation Report (Amendment to Designating By-law)



Breadner House (0 Tufton Crescent) March 2021

Profile of Subject Property

Municipal Address	0 Tufton Crescent
PIN Number	142545818
Roll Number	10-06-0-002-02220-0000
Property Description	CON. 3 W.H.S. LOT 12 - PL 43M1583 BLK 327
Ward Number	6
Property Name	Breadner House
Current Owner	MARKBAR VALLEY ESTATES INC
Owner Concurrence	Yes
Current Zoning	Residential
Current Use(s)	Vacant
Construction Year	- Breadner House (circa 1860)
Demolition Year (due to partial structural collapse during construction of a rear addition)	- Breadner House (2011)
Architectural Style or Typology:	<ul style="list-style-type: none"> - Georgian - Saltbox (form and style) - Fieldstone farmhouse
Notable Owners or Occupants	Breadner family (family of early settler of the Township of Chinguacousy)
Heritage Resources on Subject Property	<ul style="list-style-type: none"> - Farmstead property with visual and historical link to Creditview Road - Site of the former one-and-a-half storey Breadner House.

1. Current Situation:

The property at 0 Tufton Crescent (PIN 142545818) is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value or interest. The property meets the criteria for designation prescribed by the Province of Ontario under the *Ontario Heritage Act*, Regulation 9/06 for the categories of design/physical value, historical/associative value, and contextual value.

2. Description of Property

The property at 0 Tufton Crescent (PIN 142545818) is on the east side of Creditview Road, north of the Canadian National Railway. The amendment to the property's designation by-law includes a correction of the legal description of the property to designate the lot containing the reconstructed Breadner House. The adjacent property at 59 Tufton Crescent (PIN 142545693) contained a one-and-a-half storey single detached dwelling until 2011 that was lost to structural failure due to a partial collapse ("Breadner House"). The site is currently vacant. The lands to be included within the designation through the amendment to the designating by-law are adjacent to the lands containing the site of the former Breadner House.

3. Statement of Cultural Heritage Value or Interest

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.

The amendment to the designating by-law includes a correction and clarification of the statement explaining the property's cultural heritage value or interest and the description of the property's heritage attributes as described within this report, and based on the photographs included therein. 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.

4. Description of Heritage Attributes/Character Defining Elements

The heritage attributes of 0 Tufton Crescent (PIN 142545818) 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.

8. References

Archival Sources

- Assessment Rolls for Lot 12, Concession 3, W.H.S.
- Land Registry Abstract for Lot 12, Concession 3, W.H.S.
- 1851, 1861, 1871, 1881, 1891, 1901 and 1911 Census Records

Secondary Sources

County of Peel. *A History of Peel County: To Mark Its Centenary as a Separate County 1867 -1967*. Brampton: Charters Publishing Company Ltd., 1967

Pope, J.H. *Illustrated Historical Atlas of the County of Peel, Ont.* Toronto: Walker & Miles, 1877.

Tremaine, George. *Map of the County of Peel, George Tremaine, Ont.* Toronto, 1858.

City of Brampton, *Heritage Designation Report, The Breadner Homestead*, 10325 Creditview Road, March 19, 1996.

Archaeological Services Inc., *Stage 1-2 Archaeological Assessment of 10325 Creditview Road, Part of the West Half of Lot 12, Concession 3 W.H.S.*, City of Brampton, Ontario, 2001.

Golder Associates Ltd. (Golder), *Heritage Impact Assessment Breadner House, 59 Tufton Crescent, City of Brampton, Ontario*, 26 August 2020.

Phillip H. Charter Architect and Planner, *Preliminary Conservation Plan: Breadner House, 59 Tufton Crescent, Brampton*, 2011.

Viljoen Architect Inc., *Heritage Permit Application, 59 Tufton Crescent, City of Brampton*, November 22, 2010.

www.ontarioarchitecture.com/georgian.htm

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Heritage Cramahe, *The New England Salbox*. Electronic resource:
<https://heritagecramache.ca/project/39-percy-street/>

9. Appendix

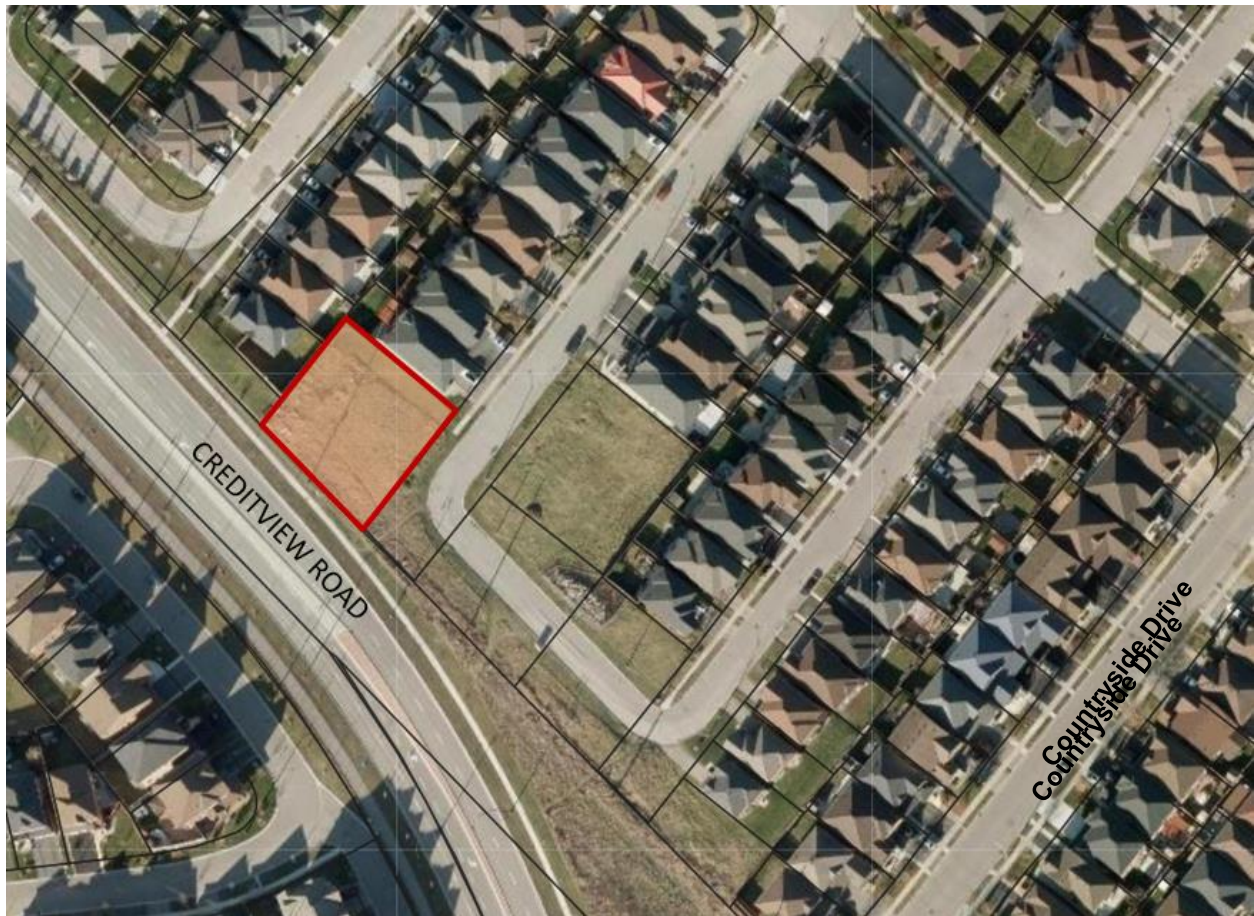


Figure 1: Aerial view of 0 Tufton Crescent (PIN 142545818) in fall 2018 (Source: City of Brampton)

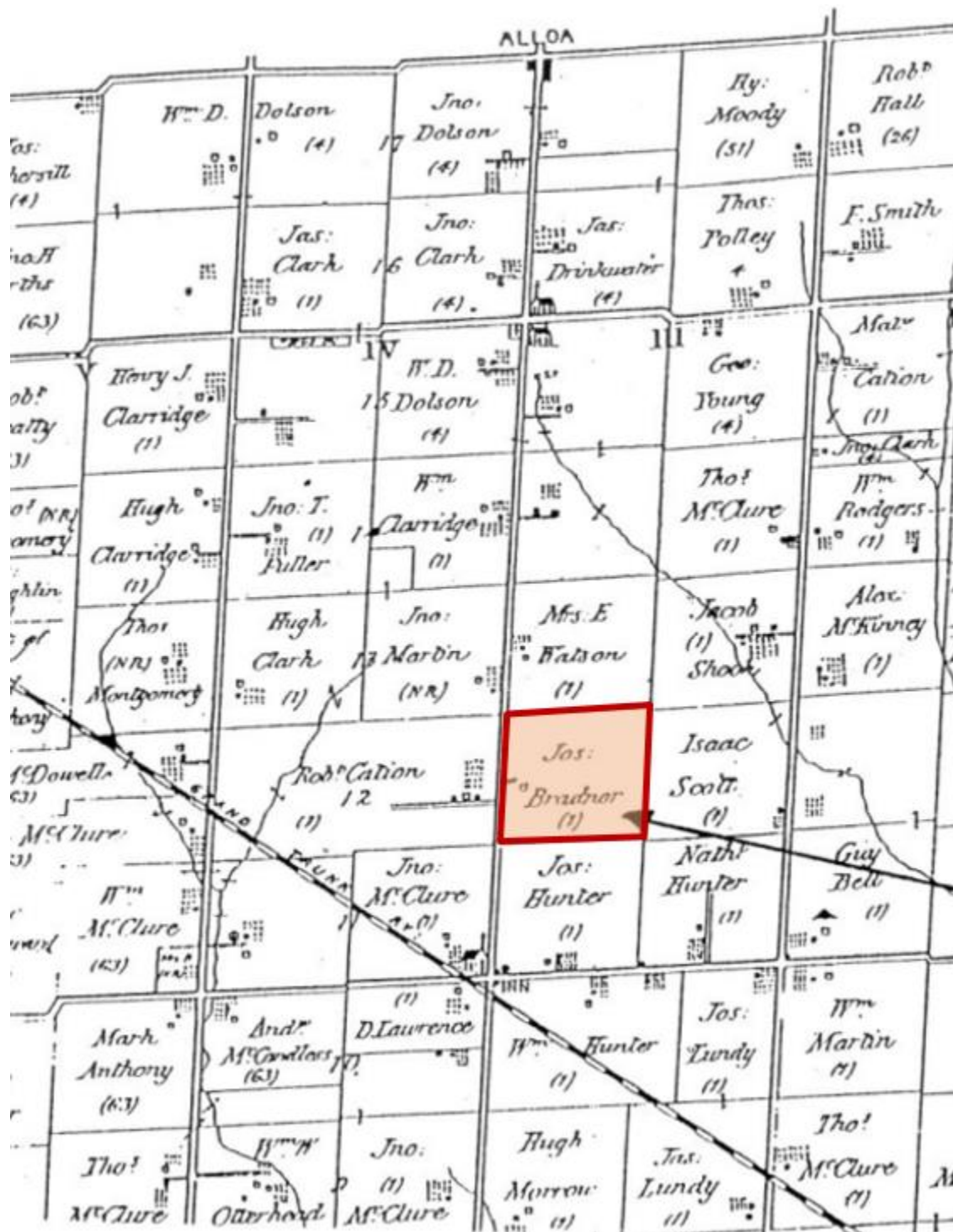


Figure 2: 1877 map showing the 100 acres Breadner farm property (Source: Pope, J.H, 1877)

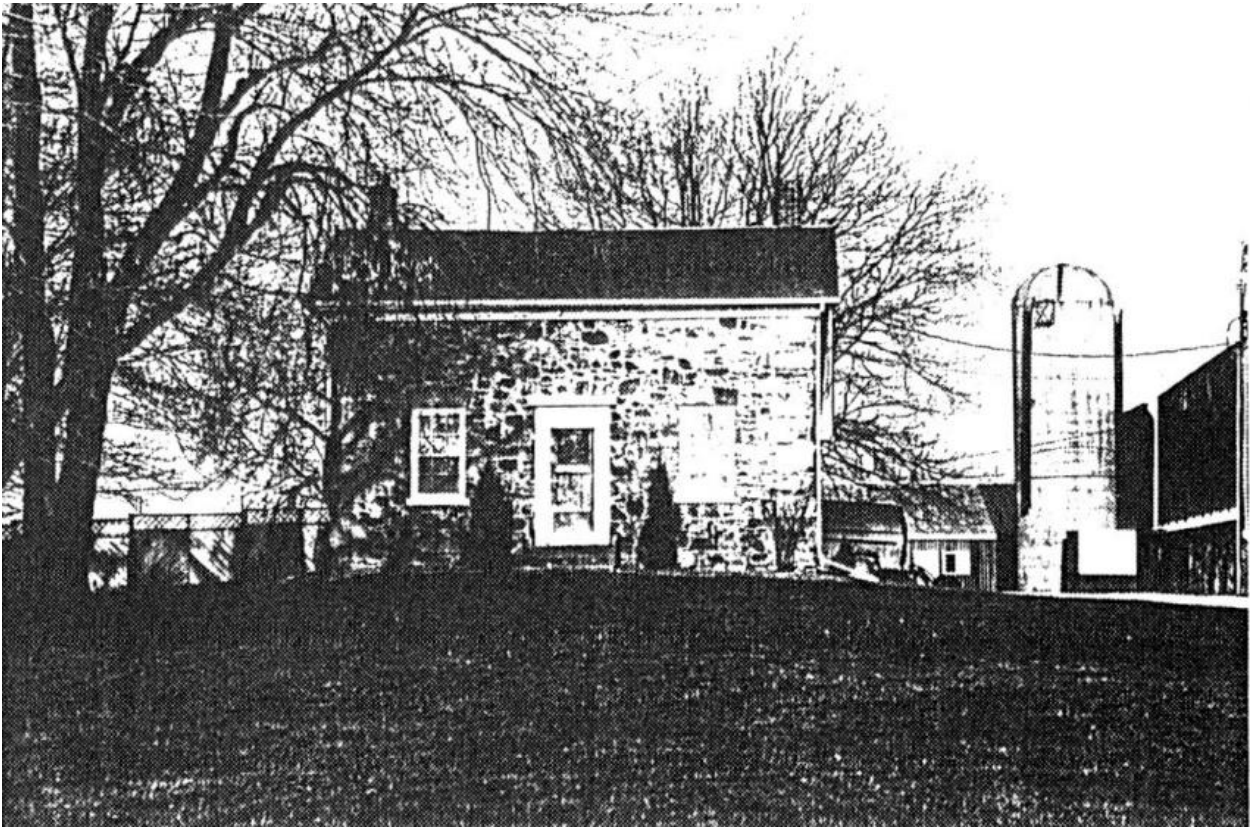


Figure 3: Archival image of the Breadner House circa 1992 (Source: City of Brampton)



Figure 4: Front (west) elevation of the Breadner House (Source: City of Brampton, 2009)



Figure 5: Side (south) elevation of the Breadner House (Source: City of Brampton, 2009)



Figure 6: Side (south) and rear (east) elevations of the Breadner House (Source: City of Brampton, 2009)



Figure 7: Side (north) elevation of the Breadner House (Source: City of Brampton, 2009)