

DATE: December 04, 2020

TO: Ragavan Nithiyanantham, Golder Associates Ltd.

FROM: Pascal Doucet, Heritage Planner

**SUBJECT: City of Brampton Heritage Staff Comments for 59 Tufton Crescent (Breadner House)**

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Heritage City staff from Planning, Building and Economic Development reviewed the Heritage Impact Assessment titled: *Heritage Impact Assessment Breadner House, 59 Tufton Crescent, City of Brampton, Ontario*, prepared by Golder Associates Ltd.; dated 26 August 2020 (the “HIA”). As a result, heritage staff has the following comments:

**Comments on the HIA’s Mitigation Options, Conservation Methods and Alternatives Proposed**

City heritage staff is in agreement with the relocation, reconstruction, interpretation and commemoration of the Breadner House on a new and suitable adjacent lot to 59 Tufton Crescent, along with the installation of a commemorative plaque. A pedestal plaque in accordance with the City of Brampton’s specifications for pedestal heritage plaques is recommended. City heritage staff is concurring with the portion of the HIA mentioning that the Breadner House has cultural heritage value or interest as a one-and-a-half storey, Georgian style fieldstone farmhouse with a saltbox shape addition.

The conservation concept proposed in the HIA is considered by staff as a meaningful and proportionate alternative to mitigate the accidental loss of the Breadner House; through conservation, reconstruction, interpretation and commemoration; and as a recognition to conserve Brampton’s significant, rare and non-renewable cultural heritage resources. The proposed relocation, reconstruction, interpretation and commemoration are considered appropriate and adequate by City heritage staff given the current circumstances of the Breadner House and its associated lands.

**Comments on the Evaluation of Cultural Heritage Value or Interest**

The Cultural Heritage Evaluation and Statement of Cultural Heritage Value or Interest, found within section 6 of the HIA, are to the satisfaction of City heritage staff. However, staff is recommending an alternate list for the description of heritage attributes.

The Description of Heritage Attributes recommended by City heritage staff is:

**City of Brampton Heritage Staff Comments for 59 Tufton Crescent (Breadner House) – December 04, 2020**

- One-and-a-half storey vernacular farmhouse
- Salt-box form and Neoclassical and Georgian design influences
- Three bay front elevation with a symmetrical composition consisting of a central door with flanking windows
- Fieldstone facades with sandstone quoins and lintels
- Unpainted stone walls
- Side gable roof with returned eaves
- Ornamental boxed cornice below the roof with paired dentils
- Millstone on the side elevation and at the centre of the gable roof
- Six-over-six wood sash windows on the front and side elevations
- Stone window sills on the front and side elevations
- Two identical chimney stacks with symmetrical placement near the gable ends
- Front entrance raise above a three steps with classical entablature, pilasters and decorative geometric patterning
- Historical and visual connection to Creditview Road
- Associations with the Breadner family, early settlers of the Chinguacousy Township

### **Comments on the proposed relocation for reconstructing the cultural heritage resource**

The proposed lot for the relocation of the reconstructed Breadner House is shown in figure 25 of the HIA. This alternate location is to the satisfaction of City Heritage Staff due to its dimensions and its location in relation to its enhanced exposure and visibility from the public realm. This location is also considered appropriate because it maintains the direct association of the cultural heritage resource with the historic 100 acres farm property of the Breadner family.

### **Comments on the Summary Statement & Recommendations**

City heritage staff is recommending a different list of conservation actions for the City's best interest regarding the protection and conservation of its cultural heritage resources. Staff's recommended list of action items is considered preferable and appropriate to ensure that the cultural heritage resources will be effectively protected in the context of the conservation concept proposed in the HIA.

The list of conservation actions recommended by City heritage staff is:

#### **First Conservation Actions**

- Prepare and provide a complete Heritage Conservation Plan and Reconstruction Plan (the “HCP”) detailing: the conservation approach; the required actions and trade; an itemized list, inventory, full documentation (photographs) and monitoring strategy for the salvaged materials; an itemized list for the Conservation and Reconstruction work (including the cost for the commemorative pedestal plaque); the Conservation and

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Reconstruction Drawings; and an implementation schedule to conserve the remnants of the Breadner House prior to, during and after the reconstruction effort.

- Determine and confirm the location and content of the pedestal plaque. This can be part of the HCP; or it can provided separately as a Commemoration and Interpretation Plan.
- Present before the Brampton Heritage Board and City Council the HIA, HCP along with an application made in accordance with Part IV of the *Ontario Heritage Act* to approve the conservation, reconstruction, interpretation and commemoration work.
- Amend the designation by-law in accordance with section 30.1 of the *Ontario Heritage Act*.
- Enter into a heritage easement agreement in accordance with section 37 of the *Ontario Heritage Act*.

The recommendations for amending the designation by-law and enter in a heritage easement agreement will be made by City heritage staff at the same meetings where the conservation concept will be presented to the Brampton Heritage Board and City Council for endorsement and approval.

The subsequent Conservation Actions listed below must be implemented after the appropriate approvals are provided under the *Ontario Heritage Act*, and after the heritage property is protected with a designation by-law and a heritage easement agreement.

#### **Subsequent Conservation Actions**

- Provide heritage securities to the City, including a 30% contingency, for the conservation, reconstruction, interpretation and commemoration work.
- Execute the conservation, reconstruction, interpretation and commemoration work.
- Provide full documentation (photographs) of the conservation, reconstruction, interpretation and commemoration work to confirm that the work has been completed in accordance with the approved HCP, and to confirm that the heritage securities can be released accordingly.
- Officially name the building 'Breadner House'.

If you have any questions or require further clarification with respect to these heritage comments, please contact: Pascal Doucet, MCIP, RPP, Heritage Planner, Planning, Building and Economic Development at: [pascal.doucet@brampton.ca](mailto:pascal.doucet@brampton.ca)

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