



GIFFEN FARMHOUSE

Statement of Cultural Heritage Value or Interest

The property at 12461 McLaughlin Road is located on the West Half of Lot 20, Concession 1 WHS in the former Chinguacousy Township. In 1831, the Crown patent for this 100 acre lot was granted to the Canada Company, an English land development company granted large tracts of land in southwestern Ontario. In 1836, the Canada Company sold the property to Joshua Kelly, who had been leasing the land from the Canada Company. In the 1850s, Kelly built a one and one-half storey brick dwelling on the north part of the lot. He sold the property to local farmer James Giffen in 1873; Giffen had previously acquired 50 acres immediately south of the Kelly farm in 1854 (north-west quarter of Lot 19, Concession 1 WHS).

James Giffen was a member of a prominent pioneer family in the area and successfully farmed the property for the later quarter of the nineteenth century. By 1901, Giffen was leasing the land, having retired to Brampton. In 1908, Giffen sold the farm to George Hogg, who owned the farm immediately to the north. Eventually Hogg's son, John Ernest, took up residence on the property and acquired it in 1922. His family continued to reside on and farm the property until it was sold to the Ben-Ted Construction Company in 1973.

The 1891 Census of Canada indicates that James Giffen was living on the property in a one and on-half storey brick house. The 1901 Census indicates that the extant two-storey Giffen farmhouse had been constructed by that time, although but it was being leased to either William Lonsdell or Robert Hall. Discussions with a Mrs. Gibson in 1933 indicate that the Giffen farmhouse had been constructed in the early 1890s. Based on the design of the house and interior detailing, it is likely that the Giffen Farmhouse was constructed between 1891 and 1895.

The Giffen Farmhouse is a well-crafted two storey, hip roofed house form building clad in a red brick veneer. A one storey brick wing, attached to the north side of the building, has a gable roof. The building is distinguished by its southern entrance opening, which contains a centre door, segmental arched transom, side lights and box paneling, by its use of terra cotta in banding around the three elevations visible to the street and in the filigreed tiles in the second storey of the west elevation and by the narrow projecting brick hoods over almost all window and door openings. Other notable features on the exterior of this structure include almost all opening having segmental arches with radiating brick voussoirs, the two over two original window sashes, the projecting eaves and the coursed, squared rubble stone foundation with a rock faced finish. The building displays a high degree of heritage integrity on the exterior, retaining most of its original features.

Contextually, the Giffen Farmhouse is historically, physically and visually linked to its setting on the east side of McLaughlin Road where it is a visual reminder of the agricultural origins of the area.

Description of Heritage Attributes

The heritage attributes of the property at 12461 McLaughlin Road are:

- The two storey dwelling;
- The scale, form and massing of the rectangular plan with its one storey kitchen wing on the north elevation;
- The coursed squared rubble stone foundation with its rock faced finish;
- The red brick cladding, with wood lug window sills, brick ears on the window openings and radiating brick voussoirs over the segmental arches over all openings except the door opening on the west elevation of the kitchen wing which has a flat arch;
- The hip roof of the main structure with its the projecting eaves, moulded frieze and quarter round;
- The asymmetrical organization of all facades;
- All window openings, except the window on the north elevation of the kitchen wing, window frames and sashes, including the two over two glazing in almost all windows together with the glazing of the windows on the east elevation;
- The entrance opening on the south elevation, including frame, door, side light and transom;
- The entrance opening on the west elevation;
- The interior window openings and their casings;
- All baseboards, door frames, mouldings and doors throughout the house;
- All wood flooring on the ground and upper floors.