

HERITAGE DESIGNATION REPORT

**Giffen Farmhouse
12461 McLaughlin Road
PART LOT 19, CONCESSION 1 WHS
(CHINGUACOUSY)
TOWN OF CALEDON, ONTARIO**



Prepared by the Town of Caledon
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GIFFEN FARMHOUSE

12461 McLaughlin Road

Part West Half, Lot 19, Concession 1 WHS, formerly Chinguacousy Township, Now Town of Caledon, Region of Peel

1.0 REPORT OBJECTIVE AND METHODOLOGY

This report is intended to provide an evaluation of the cultural heritage value or interest of a brick farmhouse, known as the Giffen Farmhouse, for the purposes of considering the property for heritage designation under section 29 of the Ontario Heritage Act (the Act).

The property is located within a proposed Plan of Subdivision on the east side of McLaughlin Road and north of Mayfield Road. The property is part of the northwest quarter of Lot 19, Concession 1, West of Hurontario Street, in the former geographic township of Chinguacousy. It is listed on the municipal Heritage Register as a non-designated property because of its brick farmhouse.

In 2016, a preliminary meeting was held to discuss the requirements for a Plan of Subdivision application for the property, at which time the Town requested that a Cultural Heritage Impact Statement (CHIS) be completed to evaluate the cultural heritage value of the property. A formal application for a Plan of Subdivision was submitted in 2017, which included a CHIS (Wayne Morgan, November 2011 and revised October 2017). This CHIS recommended that the subject property be designated. Completion of this designation shall be a Condition of Plan Approval.

The findings and recommendations of this report are based on the documentary research presented in the CHIS.

2.0 EVALUATION CRITERIA

Ontario Heritage Act Regulation 9/06 sets the minimum standard for criteria to be used by municipalities when evaluating the cultural heritage value or interest of a property being considered for designation under s. 29 of the OHA. One or more of the following criteria in the categories of Design or Physical Value, Historical or Associative Value, and Contextual Value must be met for the property to be designated. These categories were applied in compiling this Heritage Designation Report.

Criteria

(1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act. O.Reg. 9/06, s.1(1).

(2) A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

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 historical 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.

3.0 HISTORICAL OR ASSOCIATIVE VALUE

The 100 acres of the west half of Lot 20, Concession 1 WHS were patented to the Canada Company on August 31, 1831, while the 100 acres of the west half of Lot 19, Concession 1 WHS were patented to Christopher Hughes on May 7, 1830.

While the Canada Company would not have had to perform the normal settlement duties, such as clearing a portion of the land, constructing a modest dwelling and clearing the road in front of the property to secure the patent, Hughes would have had to perform, or have someone else perform, such duties. Within a month of acquiring the patent, Hughes sold all 100 acres of the west half of Lot 19 to D'arcy Boulton Junior, a land speculator based in Toronto.

In May 1836, the Canada Company sold the west half of Lot 20 to Joshua Kelly. It is likely that Kelly had been leasing the land from the Canada Company for the 1835 Chinguacousy Township Assessment Roll shows Kelly residing in a one storey log house with square or hewed timber on two sides. The 1844 assessment roll continues to show Kelly living in a one storey log house, cultivating 30 of the 100 acres of the property.

In 1844, Boulton split west half of Lot 19, selling 50 acres of the south half to William Kershaw. In 1847, Sarah Ann Boulton sold the north 50 acres of the west half of Lot 19 to James Hunter, who in turn sold the north-west quarter of Lot 19 to James Giffen in 1854.

The 1851 Census of Canada shows Joshua Kelly still living in a one storey log dwelling with his wife and eight children. The 1851 Census of Agriculture has not been digitized for this area. Tremaine's 1859 map of Peel County shows Joshua Kelly occupying the north 100 acres of the subject property and that there were two houses towards the north limit of the farm near the creek, not near the location of the existing house. The two houses correspond with 1861 Census information. Tremaine's 1859 map shows the south 50 acres of the subject property in Lot 19 owned by James Giffen and no houses existing on this portion of the farm; however, Tremaine's maps are not consistent in depicting buildings.

The 1861 Census of Canada still shows Kelly living on the farm, but that there were two houses, one brick and the other vacant, on the property. The vacant house was likely the earlier log dwelling. The brick house was 1 ½ storeys in height, not the two storeys of the existing farmhouse. This, together with Tremaine's map would indicate that the existing brick farmhouse had not been built by 1861. Kelly was undoubtedly living with some or all of his children on the farm; however the children are listed on the next page of the census. The 1861 Census of Agriculture shows that Kelly operated a 100 acre farm of which 70 acres were cultivated (69 acres under crops and 2 acres orchards) and 30 acres were wood or wild. There were some livestock on the farm – 2 bulls, 4 heifers, 5 milch cows, 4 horses, 1 colt, 20 sheep and 6 pigs. The cash value of the farm was listed as \$5000 and implements \$70.

The 1871 Census of Canada shows Joshua Kelly living with his wife and two sons in Chinguacousy Township (on the west half of Lot 20). The eldest son was listed as a farmer and was likely helping his father farm the property. Although James Giffen owned the north-west 50 acres of Lot 19, he continued to reside in his father's house on Hurontario Street. No information was collected about the type of house in 1871 and the Census of Agriculture for this census no longer exists.

In 1873 Joshua Kelly sold the west half of Lot 20 to James Giffen, although two years earlier, he had sold all of his farm livestock and implements by auction. In 1874, the Credit Valley Railroad acquired a right-of-way through Giffen's property.

The 1877 County Atlas shows that James Giffen owned the subject property and that there was a farmhouse north of where the existing house is located on Lot 20. The 1877 house was close to the creek adjacent to the north boundary of the Lot 20 property, likely the house constructed for Joshua Kelly. There was also an orchard around this farmhouse. The Atlas also shows a house and orchard on the north-west quarter of Lot 19, south of the location of the existing farmhouse.

The 1881 Census of Canada shows Giffen living on the property together with his wife, child and servant. No information was collected in the 1881 census about the type of housing and agricultural information from the census has not survived. However, the census shows that there were two houses on the property, one inhabited (house no. 27 in the census) and one uninhabited, probably one of the houses shown on Giffen's property in the 1877 Atlas.

The 1891 Census shows James Giffen residing on the subject property together with his wife and five children. The Census lists one inhabited house on the property constructed of wood, one storey in height with four rooms. In addition, Giffen was listed as an employer, although no hands were employed during the year.

The 1891 census indicates that the existing house had not been built at that time.

Comments from Mrs. Gibson recorded in 1933 suggest that the existing farmhouse was constructed in the early 1890s, although the location of the farm was incorrectly listed as the East, and not West, half of Lot 19.

James Giffin, E ½ of Lot 19, 1st line W. Son of John Giffen. Owned the east side of Lot 19, 1st line west. He probably started with a frame house, and later, about 1890, built a brick house. There is also a bank barn. Did general mixed farming.

Married – Sarah Little, from around Cheltenham, Ching. They had one son, John James who is married and living in Brampton now. James finally sold his farm retired and moved to Brampton. He was a Presbyterian and a Liberal.

By the 1901 Census, it appears that James Giffen was no longer living on his property but renting out the land and the houses. William Lonsdell was farming the 150 acre property and living in one of the houses on the farm. One wood house was listed as vacant on the Lonsdell property, although it is possible that the census taker made an error in the house 'occupied' column and placed a 'W' in the 'vacant' column. The house occupied column for Lonsdell is illegible. A brick house on a separate half acre parcel was rented to Robert Hall who appears to have had 100 acres elsewhere, although he was identified as 'living on own means' in the Census. Hall was not listed as having an occupation. Both inhabited houses on the property were identified as having 12 rooms.

It would appear from the census that the existing house was built prior to 1901.

In 1908, James Giffen, who was identified as a widower, sold the property to George Hogg.

The 1911 Census of Canada shows George Hogg, his wife and his children, three of whom were adults, living on Lot 21 Concession 1, the lot to the north of the subject property. The Hogg family had owned Lot 21 from at least 1859 (Tremaine map). George farmed and was assisted by three or four sons (the profession of the eldest, William, was illegible). No information was collected in the 1911 census about housing and the census of agriculture has not survived. It is impossible to tell from the 1911 Census whether George Hogg was residing in the Giffen house or remained on the homestead farm on Lot 21. No residents were listed in the 1911 Census as living on McLaughlin Road on Lot 20 Concession 1. It is possible that the house was vacant.

The 1921 Census shows George Hogg living in the area with his wife and three adult sons in a brick, 12 room house. From this description, he was living in the James Giffen House. His eldest son was living in a nearby wood house with six rooms.

In 1922 George Hogg died and his son John Ernest Hogg acquired the subject property. A 1960 map of property ownership in the area shows Ernest Hogg farming the north 100 acres of the property, while Fred Hutchinson, a neighbouring owner, farmed the south 50 acres of the property. The property to the north was farmed by Douglas Hogg. John E Hogg and his wife Eva owned the property until 1973 when Eva sold the 146.5 acre property to Ken and Albert McClure who, later that year, sold the property to Ben-Ted Construction Limited.

The farm is shown in a 1946 aerial photograph, roughly in the midpoint of the John E. Hogg tenure. The Giffen Farmhouse is clearly shown in this photograph, albeit with a considerably longer tail wing (on the north side of the rear of the building) than currently exists. Judging by the driveway, the tail wing appears to have been used as a garage. In this aerial photograph, the earlier farmhouses along the north limit of the property identified in the 1877 map no longer existed, although a the house close to the south limit of the farm shown in 1877 in Lot 19, close to McLaughlin Road continued to exist. In 1946, the property was intensively farmed except for the woodlands in the north-east corner of the property which appear to have been used for grazing. Hedgerows exist on the south and east limits of the farm, while there is a substantial planting of trees along the McLaughlin frontage of the property. The farm lane, which is perpendicular to McLaughlin Road, extends south of the Giffen Farmhouse past the barns to the railway. The farm lane is lined with trees and shrubs to the Farmhouse, with some trees beyond the barn on the south side of the lane. There is no landscaping evident around the House.

The property remained largely unchanged in 1960 except for the replacement of the farm structure east of the barn with a larger structure, the addition of a shelter belt of trees and/or shrubs on the north side of the front lawn west of the Farmhouse, the removal of the southern farmhouse and the addition of another house south of the Giffen Farmhouse. Between 1960 and 1974, there were no visible changes in the layout of the farm except that the hedgerow on the south limit of the property appears to have been removed, although trees continued to line McLaughlin Road.

By 2009 the tail wing extension to the Giffen House had been removed as had the large barns. The creek on the north limit of the property had been channelized and most of the trees along McLaughlin Road had been removed. The farm lane had been extended to form a 'U' shape around the House and two additional houses had been constructed on what used to be the farm property at the north and south limits close to McLaughlin Road.

4.0 DESIGN OR PHYSICAL VALUE

The construction date of the House is difficult to precisely determine. The Census indicates that it had not been built prior to 1891 but it did exist in 1901. Duncan's study of interior mouldings in York County suggests that, based on interior mouldings of this House, it could have been constructed between the 1880s and the early 1900s. The 1933 discussions with Mrs. Gibson suggest an 1890 construction date. Based on this information, the House was likely constructed between 1891 and 1895.

The House, which is setback approximately 34 metres from the McLaughlin Road right-of-way, is a single detached, two storey frame structure clad in a red brick veneer laid in stretcher bond on all elevations. The bricks measure 8 ½" by 2 ½". On the elevations visible from the street, there is a projecting terra cotta band, at the upper floor window sill level, with an egg and dart decoration. This band provides visual relief to the building's height. There are also five filigreed terra cotta tiles on the west elevation centred between the upper floor windows. The lowest brick courses on all elevations project slightly creating a plinth or water-table to the structure. The House rests on a coursed, squared rubble stone foundation with a rock faced finish.

This House is rectangular in plan measuring approximately 40 feet by 26 feet with a smaller rectangular side wing measuring 16 feet by 13 ½ feet attached to the rear of the north elevation. Evidence of a tail wing that once attached to the east elevation of the side wing, as shown in the historic aerial photographs, has been obscured by the addition of a later shed structure.

The House is capped by a medium pitched, hip roof with a gable roof on the side wing. The asphalt shingled roof has unadorned projecting eaves with soffits clad in plain, unpainted boards. Between the building wall and the soffit there is a scalloped frieze and a quarter round. There is a modern square exterior chimney stack piercing and projecting above the eaves on the north elevation. This chimney has been added in front of the original chimney stack which projected slightly from the building wall.

Both the west and south elevations are principal elevations. On the ground floor, the west elevation is a symmetrical three bay façade with a centre door flanked by window openings. The ground floor window openings, measuring 6' 4" by 3' 3", have segmental arches surmounted by radiating brick voussoirs and brick ears with a projecting narrow brick band heading this decorative element. The window openings have wood lug sills, measuring 3' 8 ½" by 4", the original two over two (2 x 2) sash, plain wood frames and modern aluminum storms. The two upper window openings, directly above those on the ground floor, are shorter and narrower than the ground floor openings, although they have the same segmental arch, wood lug sills and 2 x 2 sash.

There no physical evidence of a former veranda on this elevation; a veranda is not visible in the 1946 aerial photograph. The repair above the front door opening may be from deteriorated mortar joints. A modern concrete stoop provides access to the front door.

The ground floor front door opening, measuring 2' 10" by 7', has a segmental arch with a radiating brick voussoir with the same projecting brick band as the window openings. The door opening has a concrete lug threshold, likely a modern replacement. The opening contains single leaf wooden door with three narrow glazed openings in the upper panel, likely a replacement of an earlier door. A modern metal storm door covers the front entrance door.

The west elevation of the side wing contains a door and typical window opening. The window opening design is identical to the main building suggesting that the side wing is contemporary to the main structure. This door opening lacks the voussoir found in other door openings

suggesting this may be a later alteration. The door is a relatively modern plain wooden door with an upper glazed panel.

The south elevation has an asymmetrical arrangement of openings; they are grouped to the east end, although the west upper and ground floor windows align. The location of openings results in the west third of this elevation being a blank wall except for the terra cotta banding. On the ground floor, a wide door opening is flanked on the west by a typical window opening. On the upper floor, three typical upper floor window openings are positioned above the ground floor openings. The door opening, measuring 7' by 7', has a brick voussoir with a projecting brick band similar to the window openings. Within this opening, there is a central door flanked by sidelights above which there is a segmental arched transom. The side lights contain operable windows with 4 x 2 glazing, while the door contains 4 x 3 glazing; muntin bars in the door and windows align. The transom has vertical muntin bars echoing those of the windows and door below. The door and sidelights have lower wood panels visible on the interior. A concrete stoop provides access to this entrance. All windows contain the original 2 x 2 sash. There is no evidence, either in the wall or in aerial photographs, of a veranda on this elevation.

The ground floor of the east elevation of the main block contains two window openings on the ground floor and one on the upper floor. The upper floor window, which is positioned above the north ground floor window, is a typical upper floor window opening. The ground floor windows openings are unique; the north one being tall and narrow, while the south one being of the same width as a typical window, but shorter in height. The latter window contains 2 x 1 sash, while the narrow window contains 1 x 1 sash. Towards the north end of the main block there is a modern shed roofed addition, clad in modern siding, attached to the main structure and the side wing. This shed addition contains a door and large sliding glass window. This door and the one on the side wing provide current access to the House.

The north elevation of the main structure contains three openings, one on each floor and the basement. The ground and upper floor openings are typical of the rest of the House and are positioned one above the other roughly in the centre of the elevation. The basement window opening has a segmental arch and brick voussoir; the sash is covered with paneling. The chimney stack butts up to the side wing. The north elevation of the side wing contains one rectangular window opening, a modern alteration, with a flat brick transom and an unusual 2x1x2 glazing pattern.

Alterations to the exterior of the House are relatively minor and include:

- replacement of the west door and addition of a west door in the side wing;
- addition of an external chimney stack on the north elevation in front of the earlier stack;
- replacement of earlier stoops on the west and south elevations with concrete stoops;
- removal of the tail wing extension on the east elevation and addition of a shed;
- insertion of a window in the north elevation of the side wing; and
- addition of metal storm windows and doors.

There have been numerous masonry repairs done with inappropriate mortar, although so far, the repairs have not caused any significant deterioration in the bricks.

Architecturally, the House is a unique vernacular interpretation of a number of styles. The brick hoods over the windows with their projecting brick bands suggest a Gothic Revival styling; however the building lacks the pointed arched windows and centre gable typical of this style. The arched entrance on the south elevation, with its side lights and transom, evokes a Neoclassical or Georgian style typical of the first half of the 19th century; yet the building lacks some of the symmetry and decorative elements typical of those styles. The addition of terra cotta - the banding and the filigree tiles, suggest decorative elements that were extensively used in urban areas in southern Ontario in the late 19th and early 20th centuries. Although the building does not speak to one architectural style, it is evident that the owner was constructing more than a functional late 19th century farmhouse as evidenced by the impressive entrance south elevation; the restrained use of terra cotta on the principal elevations providing visual relief to the large expanses of blank walls; and the terra cotta tiles on the west elevation and the unusual cornice trim providing an element of whimsy to the House. Overall, this is a uniquely designed structure with a pleasing appearance that evokes a variety of 19th century architectural styles.

On the interior, craftsmanship is exhibited in the wood detailing.

The basement is accessed through a set of stairs between the laundry room and the living room. The one foot thick rubble stone basement walls have been parged with a white wash. The basement floor is poured concrete, likely a later alteration. The basement is divided into two rooms separated by a brick partition. The floor joists, which are 9 ½" by 2" on 18" centres, rest on the foundation and partition wall. The basement ceiling height is 5' 10".

Ground floor interior door and window casings have fluted side and upper mouldings and corner bulls-eye blocks except in study where the corner blocks contain fluting, crenellation and a central bar design. Door casings have moulded base blocks. Most original casings remain. Upper floor casings are narrower than ground floor casings. Interior doors are wood with four panels with one side having raised panels. There are moulded baseboards with heights being 11" in the ground floor living room and 8" in the upper floor hall.

There is no central hall; rather the west elevation door opens directly into the parlour and the south elevation door opens into the living room. Two staircases provide access between the ground and upper floors. Both staircases are in narrow openings, with no railings, balustrade or newel posts. The front staircase is accessed from the parlour and was intended to be closed off on the ground floor with a door. The rear staircase is accessed through the kitchen, and was similarly intended to be closed off from the ground floor.

The kitchen was altered in the 1950s with the addition of built-in cabinetry.

Flooring consists of 4 ½" wide pine boards, although the north portion of the living room has hardwood overtop of the pine, suggesting the living room was once partitioned into two.

The ceiling height on the ground floor is almost nine feet, while on the upper floor it is 7' 8".

The attic is accessed by a hatch in bedroom 1. There is no evidence of more than one chimney in the attic suggesting that the House originally had a central heating system. The framing of the roof is simple, with a centre ridge board and rafters extending from that board.

5.0 CONTEXTUAL SETTING

The landscape today consists of two distinct elements – the farm fields and the farmstead, that latter consisting of the House, outbuildings, yards and lanes or driveways.

In 1877 the map, the only landscape features noted on the farm were the orchard around the farmhouses, the creek along the north limit and the railway tracks running north-south across the property.

By 1946, the farm appears as intensively cultivated land with rectangular farm fields bisected by the railway, the meandering creek along the north limit of the property, and intermittent hedge rows along the south and east property limits. The Road frontage was lined with trees. The farmstead, consisting of a house, barns and tree/shrubs lined farm lane was located roughly in the centre of the property close to McLaughlin Road. Remnants of the orchards near the north-east corner of the property appear in the 1946 photograph. The farmhouse shown in 1877 on Lot 19 is also visible in the 1946 photograph.

By 1974, those orchard elements had ceased to exist and the southern farmhouse had been removed. The only other change in the landscape between 1946 and 1974 was the addition of a barn and a shelter belt of trees/shrubs to the north limit of the farmstead area.

Between 1974 and 2009, several rural non-farm residences were added at the north and south limits of the property, close to McLaughlin Road, most of the trees along the McLaughlin frontage and the south property limit had been removed, the shelter belt thinned out and the addition of a secondary entrance to the farm lane north of the Farmhouse from McLaughlin.

6.0 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

The property at 12461 McLaughlin Road, which was originally in Chinguacousy Township (the west half of Lot 20, Concession 1 WHS), was first owned in 1831 by 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 James Giffen in 1873, who had also acquired the 50 acres immediately of the Kelly farm (north-west quarter of Lot 19, Concession 1 WHS) in 1854. James Giffen, who grew up on a farm on the east half of the first concession north of

Snelgrove (originally called Edmonton), farmed the property and lived in a wood house until he had a new farmhouse constructed. 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 his 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 shows that James Giffen was living in an earlier brick one and on-half storey house on the property. The 1901 Census appears to show that the Giffen farmhouse had been constructed, but it was being leased to either William Lonsdell or Robert Hall. Discussions with a Mrs. Gibson in 1933, indicate that the Giffen farmhouse was 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.

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.

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.

7.0 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.

8.0 CONCLUSION

Based on the findings of the Report, it is concluded that the Giffen Farmhouse is a suitable candidate for protection under s.29 of the Ontario Heritage Act.

SOURCES

Morgan, Wayne. "Cultural Heritage Impact Statement: James Giffen Farm", November 2011 (revised October 2017).