

Evaluation of 12461 McLaughlin Road against Ontario Regulation 9/06 - from 2008 Cultural Heritage Impact Assessment

O. Reg 9/06 Criterion	Assessment Yes/No	Evaluation/Rationale
1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	Yes	The James Giffen Farmhouse is a well-preserved example of a unique vernacular interpretation of various architectural styles towards the close of the 19 th century. The exterior of the house has two different principal elevations.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	Yes	The House displays a moderately high degree of craftsmanship on both the exterior and interior, especially in the south entrance door, the foundation stones and on the interior wood detailing.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	No	
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	Yes	The Property is directly associated with James Giffen who was a member of a prominent family that settled this area and contributed to this area's agricultural industry.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	No	
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	No	
7. The property has contextual value because it is important in defining,	Yes	The Property is a visual reminder of the farming activity which once took place on these and adjacent lands, an activity which was an important component of the area's economy.

maintaining or supporting the character of an area.		
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	Yes	The Property is physically, visually and historically linked to its site and the agricultural operations which once occurred in this area.
9. The property has contextual value because it is a landmark	No	