

SCHEDULE “A”

Description

The property at 12461 McLaughlin Road is located on the east side of McLaughlin Road, approximately 1.4 kilometers north of Mayfield Road. The 65.3 acre parcel of land contains a two storey single detached brick dwelling facing west toward McLaughlin Road, set back from the road along a gravel laneway.

Statement of Cultural Heritage Value or Interest

The property at 12461 McLaughlin Road in the former Chinguacousy Township (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 south 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 a new brick farmhouse was constructed, likely in the early 1890s. 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 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 James 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 James Giffen house 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.

Description of Heritage Attributes

Heritage attributes that convey the property's design value and physical value as a unique vernacular interpretation of a number of styles:

- The two storey dwelling, including the one storey kitchen wing;
- 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 shaped transom;
- The entrance opening on the west elevation;
- The interior window openings and their casings;

Heritage attributes that convey the property's contextual value in defining, maintaining and supporting the character of the area, and linking it physically, visually and historically to its surroundings:

- The two storey dwelling
- Scale, form and massing of the dwelling's rectangular plan with its one storey kitchen wing on the north elevation

Attributes of the property that are not considered to be of cultural heritage value or interest, or are otherwise not included in the Statement of Cultural Heritage Value or Interest:

- Building interior
- Modern door on west elevation of main house
- Modern stack chimney on north elevation of main house
- Modern door in west elevation of side wing
- Modern horizontal window opening and window on north elevation of side wing
- Modern door stoops
- Metal storm windows