

**Heritage Report:
Reasons for Heritage Designation**



11651 Bramalea Road

August 2018

Profile of Subject Property

Municipal Address	11651 Bramalea Road
PIN Number	142220300
Legal Description	CHINGUACOUSY CON 5 EHS PT LOT 17 RP 43R10944 PT PART 1 RP 43R35113 PART 5 AND 6
Ward Number	9
Property Name	Archdekin-Giffen Farmhouse
Current Owner	Brampton Bramalea Christian Fellowship Church Inc.
Owner Concurrence	Yes
Current Zoning	Agricultural
Current Use(s)	N/A
Construction Date	1861-1877
Notable Owners or Occupants	Archdekin family, Giffen family
Heritage Resources on Subject Property	Building
Relevant Council Resolutions	HB034-2018/C108-2018
Additional Information	N/A

1. Introduction

The property at 11651 Bramalea Road is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value or interest. The property meets the criteria for designation prescribed by the Province of Ontario under the *Ontario Heritage Act*, Regulation 9/06 for the categories of design/physical value, historical/associative value and contextual value.

2. Description of Property

The heritage designation applies to all four building elevations of the farmhouse and to the yards around it, as shall be further delineated in a Schedule to the designating by-law. The farmhouse's interior is not protected through the designation.

3. Statement of Cultural Heritage Value or Interest

Design/Physical Value:

The Archdekin-Giffen Farmhouse at 11651 Bramalea Road exhibits design or physical value as a representative example of vernacular farmhouses built in Peel County during the third quarter of the 19th century. Vernacular buildings were built using local materials and methods and were often local variations of known architectural styles. In Peel County, many of these vernacular buildings were red brick, owing to the clay rich soil in the area.

Built sometime after 1861 and before 1877, the farmhouse exhibits a plan incorporating a front part and a back wing, an essentially symmetrical Neoclassical form, a central pediment influenced by the Gothic Revival and Italianate styles, and walls of dichromatic brick where red is in the body and white is for the accent trim. The white (buff-coloured) brick trim against the red brick body makes a bold pattern of crosses in the stringcourse across the front facade and in the corners of walls where a pattern resembling quoins is found. The farmhouse's one-and-a-half storey height is also typical of the time period. Once seen on a number of farms in Peel County, the building type has become increasingly rare due to loss from urbanization and changes in farming practice.

The Archdekin-Giffen Farmhouse also displays a high degree of craftsmanship or artistic merit as exhibited by the brickwork of the building. The walls of the Farmhouse are of dichromatic brick, where red is used in the body and white is used for the accent trim. The white (buff-coloured) brick trim against the red brick body makes a bold

pattern of crosses in the stringcourse across the front façade and in the corners of the walls where a pattern resembling quoins is found.

Historical/Associative Value:

The Archdekin-Giffen Farmhouse has historical/associative value, as it is associated with two early farming families who pioneered to Chinguacousy Township in the early 19th century. In 1826, eight years after the Mississague Nation surrendered the interior of the Mississague Tract to the British government, the family of Peter Archdeacon (later spelt Archdeakin and, finally, Archdekin), Sr. settled on the land. Following a default on a mortgage, the Archdekin homestead was sold to William Giffen in 1865. William Giffen had settled on a farm a few lots down on Fourth Line East (Bramalea Road) and may have purchased the farm for his son, John Giffen, who was married in 1865. John Giffen was an assessor for the East Half of Chinguacousy in the late 19th century and chariman of the school board for nine years.

The Archdekin-Giffen farmhouse could have been built by either family. The Giffens farmed the land until 1918 when they sold the farm to James Archdekin, returning it to a branch of the Archdekin family. The Archdekins are also closely associated with another farmhouse to the northwest at 4585 Mayfield Road. Both families remained associated with Brampton agricultural community well into the 20th century.

Contextual Value:

The Archdekin-Giffen Farmhouse exhibits contextual value, as it reflects the early agricultural history of Chinguacousy Township. It is the last surviving cultural heritage resource built in the 19th century extant along Bramalea Road and is important in representing Brampton's agricultural past. It is historically linked to Bramalea Road and the Farmhouse's front elevation has maintained its historic relationship with Bramalea Road.

4. Description of Heritage Attributes/Character Defining Elements

The heritage attributes comprise all façades, architectural detailing, construction materials and associated building techniques. The detailed heritage attributes/character defining elements include:

- The Farmhouse's one-and-a-half storey height which is capped by medium-pitched cross-gable roofs;

- A house plan incorporating a front section and back wing, whose footprint is set back from the front section;
- Essentially symmetrical fenestration across the three-bay front façade and the front section's two-bay gable ends;
- Central pediment in the front façade, containing a round-arched window;
- Distribution of doors and windows in the back wing;
- Brick construction with an outermost wall of dichromatic brick;
- Buff brick accent trims;
- Pattern of crosses in the stringcourse across the front façade;
- Wood cornice and eaves, and substantial eave returns on the gable ends;
- Stone window sills, stone sill below the front door, and stone cellar window lintels;
- Cellar window well with the date of Aug. 1st 1930 inscribed in the concrete;
- Rubble stone of the original foundation walls;

5. Policy Framework

In the context of land use planning, the Province of Ontario has declared that the wise use and management of Ontario's cultural heritage resources is a key provincial interest.

A set of Provincial Policy Statements (PPS) provides planning policy direction on matters of provincial interest in Ontario. These statements set the policy framework for regulating the development and use of land. The relevant heritage policy statement is PPS 2.6.1, which states that "significant built heritage resources and significant cultural heritage landscapes shall be conserved". PPS 2.6.1 is tied to Section 3 of the *Ontario Planning Act*, which stipulates that land use planning decisions by municipalities "shall be consistent with" the Provincial Policy Statements.

The policy is also integrated with the Ontario Heritage Act. This piece of legislation grants municipalities powers to preserve locally significant cultural heritage resources through heritage designation. Decisions as to whether a property should be designated heritage or not is based solely on its inherent cultural heritage value or interest.

City Council prefers to designate heritage properties with the support of property owners. However, Council will designate a property proactively, without the concurrence of a property owner as required. These principles are reflected in Brampton's Official Plan. The relevant policies are as follows:

Section 4.10.1.3: All significant heritage resources shall be designated as being of cultural heritage value or interest in accordance with the Ontario Heritage Act to help ensure effective protection and their continuing maintenance, conservation and restoration.

Section 4.10.1.5: Priority will be given to designating all heritage cemeteries and all Class A heritage resources in the Cultural Heritage Resources Register under the Ontario Heritage Act.

Section 4.10.1.6: The City will give immediate consideration to the designation of any heritage resource under the Ontario Heritage Act if that resource is threatened with demolition, significant alterations or other potentially adverse impacts.

In 2015, the City Council adopted a new Strategic Plan to guide the evolution, growth and development of the city. Heritage preservation is one of the goals of this new Strategic Plan. In 2017, City Council endorsed the Planning Vision.

These principles are also guided by recognized best practices in the field of heritage conservation.

6. Resources

Dilse, Paul. (2018, March). *Heritage Impact Assessment of the Farmhouse at 11651 Bramalea Road, Brampton (Part of the Southwest Half of Lot 17 in Concession 5 East of Hurontario Street, Chinguacousy Township)*.

Pope, J. H. *Illustrated Historical Atlas of the County of Peel*. Toronto: Walker & Miles, 1877.

Team Assembled by George Robb Architect, which includes Francine Antoniou et al. (2018, August). *Plan for the Archdekin-Giffen Farmhouse, 11651 Bramalea Road, Brampton Including a Heritage Building Protection Plan, Letter of Undertaking to Facilitate Heritage Designation, Heritage Conservation Plan and Heritage Interpretive Plaque*.

Tremaine, George M. (1859). *Tremaine's Map of the County of Peel, Canada West*.

7. Appendix



Figure 1: Aerial map showing 11651 Bramalea Road (Source: City of Brampton).

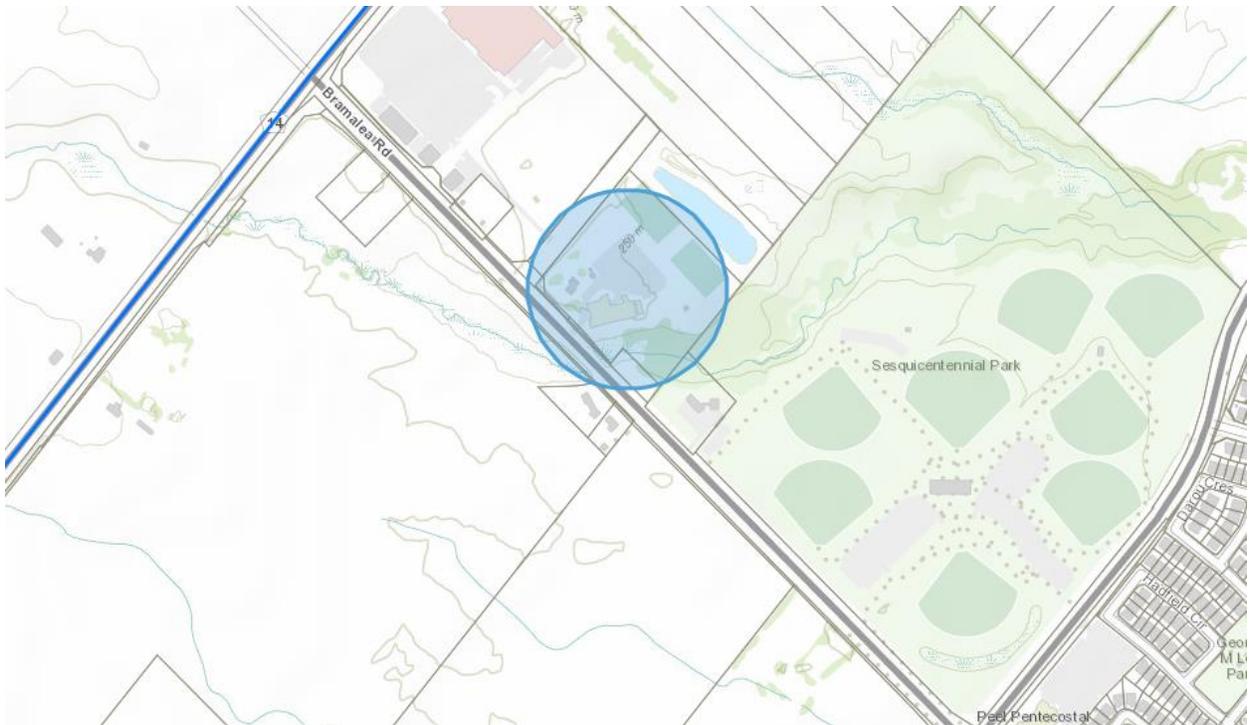


Figure 2: Map showing 11651 Bramalea Road (circled) (Source: City of Brampton).

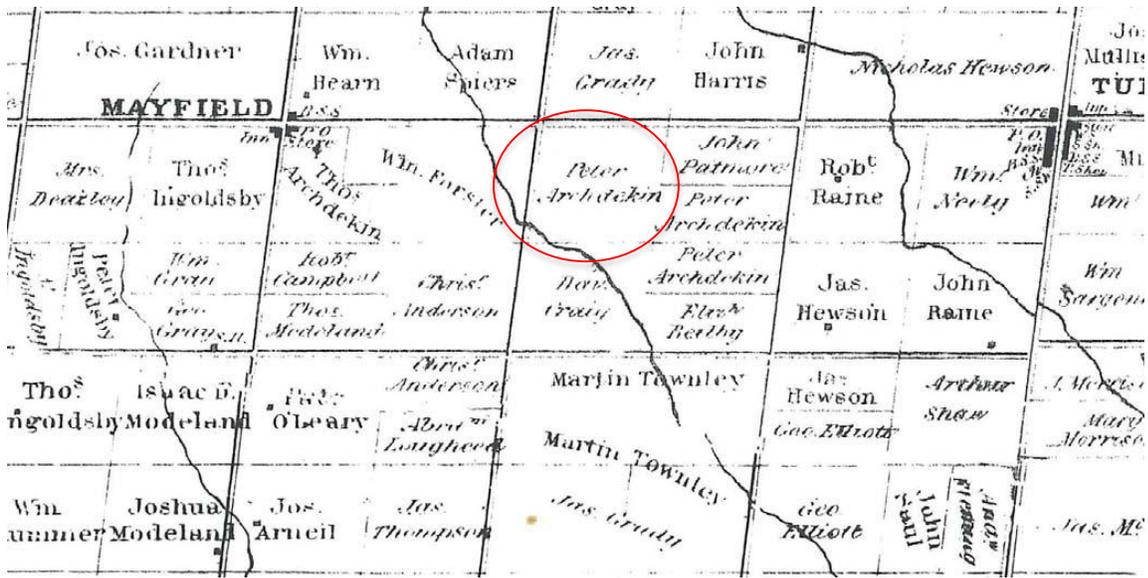


Figure 3: Detail from George R. Tremaine, Tremaine's Map of the County of Peel, Canada West. The subject property is circled in red (Source: Tremaine, George M.).

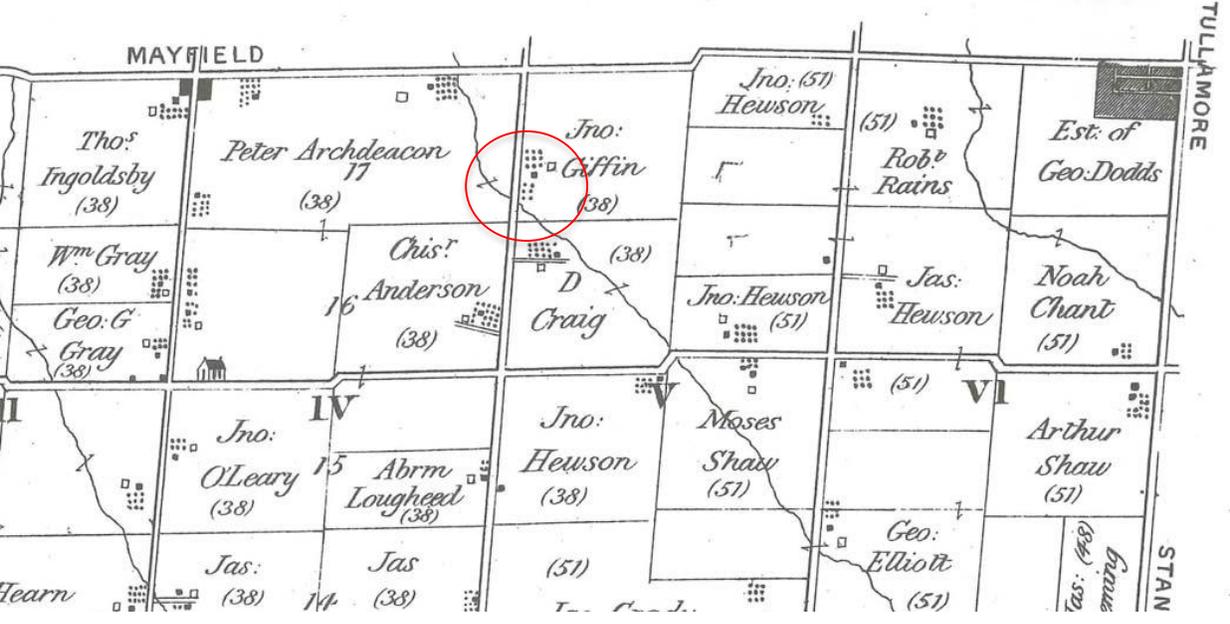


Figure 3: Detail from J.H. Pope, "Southern Part of Chinguacousy," Illustrated Historical Atlas of the County of Peel, Ont. The subject property is circled in red. (J.H. Pope, 1877).



Figure 4: Image of the south façade of the Farmhouse exhibiting wood cornice, eaves, and eave returns; dichromatic brickwork and stringcourse; and fenestration of gable ends (Source: City of Brampton, 2018).



Figure 5: View of the front (west) façade and north façade of the Farmhouse, showing the front section and the rear wing. The dichromatic brickwork, central gable with arched window, and cross gable roof are visible (Source: City of Brampton, 2018).