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**Legislative &
Information Services**

Tel. 905-683-4550
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TOWN OF AJAX
65 Harwood Avenue South
Ajax ON L1S 2H9
www.ajax.ca

April 18, 2019

ONTARIO HERITAGE TRUST
APR 17 2019
RECEIVED

Mr. Tom Scanlan
Quantum Falls Developments
1815 Ironstone Manor, Suite 1
Pickering, ON L1W 3W9

**Re: 1733 Westney Road North
Notice of Intention to Designate a Property of Cultural Heritage Value or Interest
& Notice of Intention to Repeal Designation By-laws**

Dear Mr. Scanlan,

Please find enclosed a combined notice of intention to designate a property of cultural heritage value or interest and intention to repeal existing designation by-laws for the above-noted property.

This notice will be advertised in the local newspaper and on the Town's website. It is the Town's intention to pass the new designation by-law (and repeal the old by-laws) at the Council meeting of June 17, 2019.

Sincerely,

Alexander Harras
Manager of Legislative Services / Acting Clerk

Copy: Ontario Heritage Trust



**Planning &
Development Services**

Tel. 905-683-4550
Fax. 905-683-0360

TOWN OF AJAX

65 Harwood Avenue South
Ajax ON L1S 2H9
www.townofajax.com

**NOTICE OF INTENTION TO DESIGNATE A PROPERTY
OF CULTURAL HERITAGE VALUE OR INTEREST &
NOTICE OF INTENTION TO REPEAL DESIGNATION BY-LAWS**

Owner: Quantum Falls Developments

Location: 1733 Westney Road North

Take notice that the Council of the Corporation of the Town of Ajax intends to introduce a new designation by-law to reflect the revised boundaries of the Westglen Property at 1733 Westney Road North and to maintain its status as a designated property of cultural heritage value or interest under Section 29, Part IV of the Ontario Heritage Act, R.S.O. 1990, c.18. As part of the new designation, the Town intends to repeal Town of Ajax By-laws 181-85 and 116-89, being the designation by-laws applicable to the property's former boundaries, under Section 31, Part IV of the Ontario Heritage Act, R.S.O. 1990, c.18.

ANY OBJECTIONS MUST BE RECEIVED ON OR BEFORE MAY 24TH, 2019.

Objections can be filed in writing with the Town Clerk, Legislative and Information Services, Town Hall, 65 Harwood Avenue South, Ajax ON L1S 2H9.

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Description of Property

The Westglen Property is a residual agricultural property located at 1733 Westney Road North in Ajax, Ontario. The property encompasses much of the domestic quarters of a former 100-acre agricultural operation originally known as Maple Dale Farm and includes a one-and-a-half story Gothic Revival farmhouse built in 1856 by John Elliott. The farmhouse sits centrally on a roughly half-acre lot and fronts onto Westney Road within the Nottingham residential community.

Statement of Cultural Heritage Value

The cultural heritage value of the Westglen Property resides in its historical associations, its architectural design and its contextual presence as a former agricultural property in an urban setting.

Historical Value

The Westglen Property is historically significant for its early agricultural development and its association with the Westney Family. The crown patent for the land was awarded to Jacob Farrand in 1798 as a 200-acre plot. The land was subdivided and changed hands several times in the first half of the 19th Century but was eventually sold in 1836 to John Elliott, a settler from England. Elliott is believed to have constructed the existing dwelling in 1856 and to have operated the property as Maple Dale Farm. The Elliott family sold the farm to Stephen and Janet Westney in 1891 and it remained under their stewardship until Stephen's death in 1901. Stephen's son William took control of the farm at that time and changed its name to "Westglen" to commemorate the union of his family, the Westneys, and his wife's, the Glendennings. William Westney specialized in dairying and built up a head of purebred Holsteins using the name "Westglen" as a prefix for the cattle pedigrees. William was also very active in local politics as a member of Pickering Township Council from 1941 to 1952 and as Warden of Ontario County in 1949. The

name of the road on which the property fronts was changed to "Westney Road" in 1951 to celebrate William's contributions to the local community. William's son Henry, who was also involved in politics as a member of Ajax Town Council from 1973 to 1980, took control of the farm in 1976. His wife Dorothy Westney was a local school teacher and the first president of the Ajax and Pickering General Hospital Auxiliary. A large portion of the Westney's agricultural lands were sold off for residential development in 1989 but the residential quarters remained in the ownership of the family until 2014 – 123 years after they first purchased the lands.

Design Value

The property contains an early farmhouse that is architecturally significant for its Gothic Revival details and for the evolution of its design. The original mass was constructed in 1856 as a simple one-and-a-half-storey, rectangular-footprint, three-bay, balloon-frame, wood-clad house, and was likely executed to a Georgian design. A rear wing was added in the 1880s and it was at this time that the house acquired many of its Gothic Revival attributes, such as the gabled dormers with wooden finials and drops, the front verandah with bellcast roof, and the decorative bargeboard trim at the roofline. The layering of materials at the front of the house suggests that certain items, such as the Georgian-inspired entrance assembly, were salvaged and reused during this late 19th Century renovation, while newer Gothic-inspired design features were added to unify the old and new sections of the house. Interestingly, many of the elaborate details that graced the west and south sides of the house, such as round-headed windows, louvered shutters and bargeboard trim, were left absent from the north and east sides. This reinforces that the west and south sides of the house were considered the public-facing sides and demonstrates the tradition of utilitarian design for building walls that faced agricultural lands. More recent 21st Century additions are denoted at the eastern edge of the house by the vertical delineation in the house's wooden cladding.

Contextual Value

The property is contextually significant as a rare vestige of the agricultural operations that once dominated the local landscape. The house retains its original position on the lot, fronting onto the street that is eponymous with its owners of 123 years. Rows of Norway Spruce trees to the north and south of the house continue to function as wind-breaks and the large open sideyards help to preserve the property's agricultural character from the street, making it a local landmark. The property contains several other physical connections to its agricultural past in the form of a small fruit and nut tree orchard and a split rail fence.

Description of Heritage Attributes

Key attributes that express the heritage value of the Westglen Property include:

Farmhouse:

- the general footprint, massing, form and siting of the house on the property;
- the simple and symmetrical one-and-a-half storey, rectangular-footprint, three-bay Georgian design of the original 1856 portion of the house;
- the fieldstone foundation;
- the medium-pitched, cross-gable roof clad in materials replicating the appearance of the original cedar shakes;
- the brick chimneys;
- the horizontal, wooden clapboard siding;
- the general fenestration expressed primarily through two-over-two wooden sash windows with wooden, louvered shutters;
- the Georgian-inspired front door assembly consisting of four-panel wooden door, half sidelights, wooden pilasters with projecting bases and capitals, and prominent entablature;
- the Gothic Revival inspired features including:
 - the central gabled dormers on the west and south elevations with original double-hung, round-headed windows, wooden louvered shutters and wooden finials and drops;
 - the front verandah with bellcast, raised-seam metal roof and elaborately decorated balusters; and
 - the eccentrically-located decorative bargeboard trim on the front verandah, in the central gables and along the roofline of the south gable wall.

Landscape:

- its frontage directly onto Westney Road, named in honour of the property's former owners;
- the spacious sideyards that preserve the agricultural character of the property;
- the driveway with direct connection to Westney Road;
- the hedgerows north and south of the house made up primarily of Norway Spruce trees;
- the small fruit and nut tree orchard;
- the picket fence at the western edge of the property and the split rail fence at the western and northern limits of the property.

FURTHER INFORMATION

Further information with respect to the proposed designation can be obtained by contacting Mike Sawchuck, Senior Planner, at 905-619-2529 x3200 or michael.sawchuck@ajax.ca.