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Planning &
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ONTARIO HERITAGE TRUST

JUN 01 2021

TOWN OF AJAX

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

RECEIVED

May 26, 2021

**NOTICE OF DESIGNATION FOR A PROPERTY OF CULTURAL
HERITAGE VALUE OR INTEREST: BY-LAW NO. 32-2021**

Owner: 2615898 Ontario Inc.

Location: 775 Kingston Road East, Ajax

On May 17, 2021 at 7:00 p.m. during a virtual Council Meeting, the Town of Ajax Council passed By-law No. 32-2021 to designate the Nicholas Austin Property at 775 Kingston Road East as a property of cultural heritage value or interest under Section 29, Part IV of the *Ontario Heritage Act*, R.S.O. 1990, c.18, as amended 2005. A copy of By-Law No. 32-2021 is attached.

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

Sincerely,

Mike Sawchuck, MCIP, RPP, CAHP

Cc: Ontario Heritage Trust
Tenant – 775 Kingston Road East

THE CORPORATION OF THE TOWN OF AJAX

BY-LAW NUMBER 32-2021

A By-law to designate the Nicholas Austin Property located at 775 Kingston Road East, known as Part of Lots 1 and 2 Concession 1 Pickering, as a property of Cultural Heritage Value or Interest.

WHEREAS Section 29 of the *Ontario Heritage Act* (R.S.O. 1990, Chapter O.18), as amended, authorizes the Council of a municipality to enact by-laws to designate real property to be of cultural heritage value or interest;

AND WHEREAS 2615898 Ontario Inc. is the registered owner of the property known as the Nicholas Austin Property being more particularly described in Schedule "A" attached hereto (the "Property");

AND WHEREAS The Council of the Corporation of the Town of Ajax has caused to be served on the Ontario Heritage Trust a Notice of Intention to Designate the Property and has caused such Notice of Intention to be published in a newspaper having general circulation in the municipality;

AND WHEREAS no person has served a notice of objection to the proposed designation on the Clerk of the said Corporation;

AND WHEREAS the Council has considered the recommendations of the Ajax Heritage Advisory Committee with respect to this matter.

NOW THEREFORE the Council of the Corporation of the Town of Ajax ENACTS as follows:

1. THAT the Property be designated as being of cultural heritage value or interest for the reasons set out in Schedule "B", attached hereto.
2. THAT this designation shall not preclude any changes that may be deemed necessary for the efficient use of the Property provided that any changes shall be in keeping with the current character of the Property and shall be carried out in consultation with the Ajax Heritage Advisory Committee.
3. THAT the Municipal Solicitor is hereby authorized to cause a copy of this By-law to be registered against the Property in the land registry office.
4. THAT the Clerk is hereby authorized to cause a copy of this By-law to be served on the Ontario Heritage Trust and to cause Notice of Passing of this By-law to be published in a newspaper having general circulation in the municipality.

READ a first time and second time this
Seventeenth day of May, 2021.

READ a third time and finally passed this
Seventeenth day of May, 2021.

Mayor

D-Clerk

SCHEDULE “A” TO BY-LAW NUMBER 32-2021

LEGAL DESCRIPTION

PIN 26453-0884 (LT) Part of Lots 1 and 2 Con 2 Pickering, Parts 5, 6 and 7 Plan 40R26251:
Town of Ajax

SCHEDULE “B” TO BY-LAW NUMBER 32-2021

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST FOR THE NICHOLAS AUSTIN PROPERTY

Description of Property

The Nicholas Austin Property is a roughly 100-acre evolved farmstead located at 775 Kingston Road East, near the eastern limits of the Town of Ajax. The property includes a two-storey, Georgian dwelling constructed c. 1850 and several historically-significant outbuildings such as a barn, a combined stable and garage, and an early example of an airplane hangar.

Statement of Cultural Heritage Value

The cultural heritage value of the Nicholas Austin Property resides in its historical associations, its architecture and its contextual relationship with other significant heritage properties in the general area. The property contains one of the oldest remaining dwellings in the Town, a collection of interesting agricultural buildings and a rare example of an early airplane hangar.

Historical Value

The Nicholas Austin Property is historically significant for its associations with early Quaker settlement in Pickering Township and the Red Wing Orchards / Stonehaven Farm property. The house on the property was likely built for Nicholas Austin (1792-1863), who purchased the land from his brother-in-law, Eleazer Brooks Orvis (1797-1879) in 1827. Both men emigrated from Vermont to Pickering in June 1821 to buy farms and build log homes. They returned to Vermont in 1822 to gather their families and in February 1822 made a five-and-a-half day voyage back to Pickering in an ox sleigh covered with tin. Once permanently settled in Pickering, the Austin family was accepted into The Society of Friends at the Yonge Street meeting. They were present for the “Great Separation” in 1828, in which approximately two-thirds of Quakers separated themselves in a group that came to be called the “Hicksite.” Hicksite Quakers emphasized the role of the “Inward Light” in guiding individual faith and conscience, as opposed to Orthodox Quakers who focused more on a Protestant model of biblical authority. Nicolas Austin took on the role of Clerk for the Pickering Hicksite Quakers and was also employed by the Township as an “assessor.” Although the construction date of the house on this property has not been confirmed, it is estimated to be c. 1850, as a brick residence is noted in the 1851 census records and the existing dwelling is clearly shown in Tremaine’s 1860 Map of the County of Ontario. The house and farm property remained in the Austin family until 1876.

The property became associated with another prominent family in 1935 when it was purchased and merged with the adjacent Red Wing Orchards property on the north side of Kingston Road. Red Wing Orchards was purchased in 1927 by George McLaughlin, son of carriage-building pioneer Robert McLaughlin whose Oshawa-based McLaughlin Carriage and McLaughlin Motor Car companies were purchased by General Motors in 1918. George McLaughlin purchased Red Wing Orchards as a country residence for his daughter Ethel Kathleen (1905-1984) and son-in-law George Norman Irwin (1903-1983). In addition to being an orchard operator, Irwin was also a pilot and the owner of a small commercial airline. He purchased the Nicholas Austin Property to expand his agricultural operations and began modifying the existing buildings for his needs, including renovations to the Nicholas Austin House in 1936 for the habitation of two families and the addition of a galvanized airplane hangar. During the 1920s and 30s, wealthy members of the Toronto Flying Club would fly to Red Wing Orchards, by then known as Stonehaven, for lavish garden parties. The modifications made to the Nicholas Austin House and surrounding agricultural buildings in the 1930s inextricably link the subject property to the Stonehaven property on the opposite side of Kingston Road.

Design Value

The property is significant as a unique and early example of an evolved farmstead in Ajax. The property hosts a collection of buildings clustered together along the south side of Kingston Road, many of which are considered to be architecturally significant. The principal building on the property is a c. 1850 Georgian-style residence with 20th century additions. This style of architecture filtered from Britain via the United States in the early 1790s and was adopted by many of the Loyalists settlers who passed into Canada by way of the United States. The Nicholas Austin House possesses many of the trademark characteristics of the style and displays a box-like massing, rectangular floor plan, side gable roof, symmetrical elevations and Classical proportions. Alterations in 1936 converted the house into two units and resulted in the creation of two symmetrical entrances in the middle bays of the front elevation, both housed beneath a hipped-roof central porch with Arts & Crafts influences. It is believed that the house

was originally constructed of brick, which would make it one of the oldest brick buildings in the Town. A stucco cladding is now present and it is unknown if the original material remains beneath this surface. Despite the alterations that have occurred over time, some of the original features, such as the small-paned, 12-over-12, double hung windows and the simple cornices with gable-end returns, remain visible.

The collection of outbuildings on the property possess more visual interest than other, more utilitarian, agricultural buildings found throughout the Town. A timber-frame, gable roof barn likely dating from the mid-1800s is located south of the house at the end of a gravel drive. It has a rectangular plan with the long side facing south and a concrete silo to the north. A well-constructed fieldstone foundation with large quoins sits beneath exterior walls clad in cedar shingles and a roof covered in sheet metal panels. A square louvered vent with painted wood slats and a pyramidal metal top sits at the centre of the roof ridge, providing both functional and aesthetic benefits. A combined eight-stall stable and five-bay garage dating from 1936 matches the character of the barn with cedar shingle cladding and a similar roof vent, but also includes an interesting bird house feature in the northern gable end. Directly west of the stable and garage structure is a one-storey airplane hangar built in 1936 with a curved metal roof and horizontal metal siding. This collection of agricultural outbuildings is surely amongst the most interesting and eclectic in the Town.

Contextual Value

Contextually, the property reflects the agricultural character of the Greenbelt along this portion of Kingston Road and maintains important visual and historical links with other heritage properties in the area. This cluster of buildings has remained relatively unchanged for nearly a century and together represent the deep agricultural history of this area and the region as a whole. Together with the many buildings of the Stonehaven property on the north side of Kingston Road, this property contributes to a cluster of 19th and 20th century historic buildings of architectural merit. The property also exists in close proximity to the Hicksite/Brown Cemetery, located 2 km west, which is the final resting place for many early Quaker families, including the Austins, who settled this area of the Township in the early 1800s.

Description of Heritage Attributes

Key attributes that express the heritage value of the Nicholas Austin Property include:

Nicholas Austin House:

- The general footprint, massing, form and siting of the building on the property;
- The T-shaped plan with a two-storey rectangular front and a one-and-a-half-storey rear tail/wing;
- The Georgian-style characteristics of the main building mass including its rectangular floor plan, side gable roof, symmetrical elevations, limited detailing and Classical proportions;
- The fieldstone foundation laid in a random pattern with large stone quoins;
- The front (north-facing) facade displaying four-bay symmetrical configuration with two separate front doors centrally placed between and below windows to the side and above;
- The pattern of fenestration including all flat-arched, 12-over-12, double-hung windows and other historic windows;
- The Arts & Crafts-influenced central entrance porch consisting of hipped roof and red brick columns;
- The low-sloped roof with return eaves at the gable ends;
- The brick chimneys at the gabled ends of the main building mass and located centrally above the rear wing;
- The shed roof dormer on the western slope of the rear addition roof; and
- The masonry cellar entrance located on the west side of the rear wing.

Barn:

- The general footprint, massing, form and siting of the structure on the property;
- The timber frame construction with large, sliding barn doors on the north and south elevations;
- The fieldstone foundation laid in a random pattern with large stone quoins and wood windows;
- The cedar shingle cladding;
- The low-sloped gable roof clad in metal panels;
- The centrally located square, louvered roof vent with painted wood slats and a pyramidal top covered in metal; and
- The concrete silo.

Stables and Garage:

- The general footprint, massing, form and siting of the structure on the property;
- The locations of door and window openings including garage doors;
- The cedar shingle cladding and wood windows;
- The medium-sloped gable roof clad in cedar shingles with unique hipped-roof treatments at the gable-end returns;
- The centrally located square, louvered roof vent with painted wood slats and a pyramidal top; and
- The two gabled dormers on the eastern slope of the stables roof; and
- The bird house at the top of the northern gable wall.

Hangar:

- The general footprint, massing, form and siting of the structure on the property; and
- The large entrance door on the southern elevation.

Landscape:

- The visibility of the house from Kingston Road;
- The mature trees bounding the house on its east and west sides;
- The wide, earthen ramp at the north elevation of the barn; and
- The agricultural character of the property as expressed by the spatial configuration of the buildings and their generous yards.