

**THE CORPORATION OF THE TOWNSHIP OF NORTH DUMFRIES
BY-LAW NUMBER 2810-16**

**BEING A BY-LAW TO DESIGNATE THE PROPERTY KNOWN MUNICIPALLY AS
"THE AYR ICE HOUSE AND CREAMERY", 22 'E' NORTHUMBERLAND STREET/
18 TANNERY STREET, AYR AS BEING OF ARCHITECTURAL VALUE OR
INTEREST.**

AUTHORITY: Ontario Heritage Act, R.S.O. 1990, Chapter O.18, as amended, Section 29(4).

WHEREAS Section 29 [4] of the Ontario Heritage Act authorizes the Council of a municipality to enact bylaws to designate real property, including all buildings and structures thereon, to be of architectural value or interest;

AND WHEREAS the Council of the Corporation of the Township of North Dumfries has caused to be served upon the owners of the aforesaid real property and on the Ontario Heritage Trust notice of intention to so designate this property and has caused such notice of intention to be published in local newspapers having general circulation in the municipality;

AND WHEREAS no notice of objection to the proposed designation has been served on the Chief Administrative Officer of the municipality;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE
TOWNSHIP OF NORTH DUMFRIES ENACTS AS FOLLOWS:**

1. THAT there is designated as being of architectural value or interest the real property known as "The Ayr Ice House and Creamery", 22 'E' Northumberland Street/18 Tannery Street, Ayr, more particularly described in Schedule "A" attached hereto.
2. THAT the municipal solicitor is hereby authorized to cause a copy of this bylaw to be registered against the property described in Schedule "A" attached hereto in the proper land registry office.
3. THAT the Chief Administrative Officer is hereby authorized to cause a copy of this by-law to be served on the Ontario Heritage Trust and to cause notice of the passing of this by-law to be published in local newspapers having general circulation in the municipality.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 19TH
DAY OF DECEMBER, 2016.**



Susan Foxton, Mayor



Lorraine Heinbuch, Township Clerk

SCHEDULE “A” to By-law No. 2810-16

STATEMENT OF SIGNIFICANCE

The Ayr Ice House and Creamery

Description

The building at 18 Tannery Street located in the village of Ayr meets Ontario Regulation 9/06, the provincial criteria prescribed or municipal designation under the *Ontario Heritage Act*, the definition also achieves the criteria for heritage resources outlined in section 7.2 Registry of Cultural Heritage Resources in the *North Dumfries Official Plan*.

Statement of Cultural Heritage Value

The Ayr Icehouse & Creamery is valued for its historical connection to the early social and Economic development of Ayr and the Township of North Dumfries. The land was originally owned by James Piper (relation to Piper Street), and then purchased by William Baker in 1855. Baker built the ice house in 1860—an addition of a cooling house was built in 1884.¹ The Icehouse was renamed “Nithside Creamery” in 1906 by David McColl, the store owner of McColl’s general store.² From 1912 to 1918 the Icehouse was referred to as “The Ayr Creamery” and was later purchased by William Alexander Ramsay and Frederick Robinson in 1918. In 1937, G.H Lawrence purchased the building and it became G.H Lawrence’s Bakery. As of 1958, the building was purchased by Purity Flour Mills. The Icehouse and Creamery’s physical, contextual, and historical appeal give the building significant cultural heritage value with the proximity to downtown Ayr. The location and use suggests that this building and the property are valuable to the community’s heritage and were once a major economic factor in the development of the Village of Ayr.

Heritage Attributes

The heritage attributes on the exterior of the Icehouse & Creamery are:

- The location with entrances at 22 Northumberland and 18 Tannery Street
- Proximity to the Nith River and Mill Pond
- The scale, form, and mass of the building at 2.5 stories
- The main, east facing façade
- The stone and brick masonry construction
- Wooden sloped gable roof
- Roof ventilators
- The projecting eaves, plain fascia, and plain soffit
- Three wooden beams located on the north wall with three voussoirs windows
- Cooling room extension built onto the south wall of the structure

¹ Respondek, Shelly, *The Ayr Icehouse and Creamery*: Township of North Dumfries LACAC (2002).

² Ibid., (2016).

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT

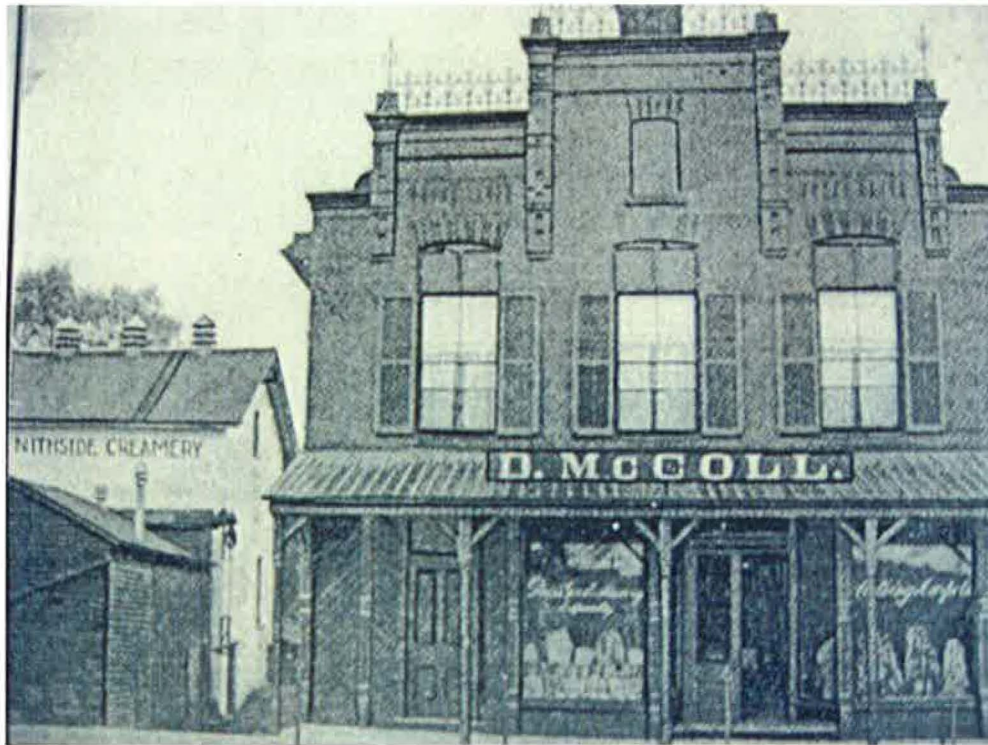


AYR ICE HOUSE AND CREAMERY
22 'E' Northumberland Street/18 Tannery Street

Prepared by:
Municipal Heritage Committee
Municipal Planning Division
The Township of North Dumfries

16 May 2016

1. DESCRIPTION



Above: "Nithside Creamery" (1906). Renamed from the Ayr Icehouse & Creamery.

Address and Property Information	
ADDRESS	18 Tannery Street
WARD	1 (North Dumfries)
LEGAL DESCRIPTION	CON 8 LOT 15 PLAN 679
NEIGHBORHOOD/COMMUNITY	Downtown Ayr
HISTORICAL NAME	Lawrence Bakery
CONSTRUCTION DATE	1860
ORIGINAL OWNER	William Baker
ORIGINAL USE	Commercial (Ice House and Creamery)
CURRENT USE	None identified
ARCHITECT/BUILDER/DESIGNER	None identified
DESIGN/CONSTRUCTION	Stone, rubble with wood gable roof
ARCHITECTURAL STYLE	Industrial/functional
ADDITIONS/ALTERATIONS	Extension on the south side
CRITERIA	Design/Historical value
HERITAGE STATUS	Not designated
RECORDER	Municipal Heritage Committee: Austin Loret
REPORT DATE	May 2016

2. BACKGROUND

This research and evaluation report explains the history, architecture, and context of the building located at 18 Tannery Street and evaluates significant features to determine whether it merits heritage designation and meets the criteria outlined in the Ontario Regulation 9/06 under the Ontario Heritage Act. Research and conclusions can be found in section 4 (Summary).

i. HISTORICAL TIMELINE

Key Date	Historical Event
1855	Land was purchased by William Baker to use for dairy marketing.
1860-1884	William Baker built the Icehouse. Later on, the addition of a cooling house was built.
1906	The building was named the Nithside Creamery by David McColl.
1918	The building was purchased by W. A. Ramsay and F. Robinson.
1958	The building was purchased by Purity Flour Mills.
2003	The Architectural Conservancy of Ontario (ACO) completed an evaluation report of the physical condition of the building under the Preservation Work Advisory Board. The report indicated the poor structural condition of the building, concluding the need of a roofing system replication.
2012	The township acquired the Icehouse property and the building was transferred to the Township in October that year. In November, the report made by Township staff to council suggested that building refurbishment is estimated at a quote of less than \$25,000.
2013	On August 1 st , the NDMHC, approved the demolition of the Icehouse and small brick addition (Permit#2013-182).
2014	The Icehouse & Creamery received international attention when the Silvia Santaga Research Centre in Turin, Italy outlined their interest in the structure offering support and research for designing and implementing the study. In July that year, the WRHP approved a grant for \$2,712 to retain an engineer's complete Phase 2 study of the roof's rehabilitation. The ACO showed interests in funding the building if designated.
2015	The WRHP grant was deemed applicable only if the Committee would have to designate the structure and pursue restoring the Icehouse.

ii. HISTORICAL BACKGROUND

The property at 18 Tannery Street (with an entrance from 22 Northumberland Street East) is located adjacent to the north-west of the corner of Stanley Street and Northumberland Street in the neighbourhood of downtown Ayr. The land was purchased from the original owner James Piper on April 24th, 1855 by William Baker. Baker was a Scottish immigrant as many other settlers in Ayr, exemplifying the demographics at the time.³ Subsequently, the ice house was built circa 1860 for what was used to preserve Baker's eggs, butter, and other goods provided by the harvested ice.⁴ The ice house stored dairy products for Baker's general store where the butter was sourced from local farmer's milk. The Galt Reporter claimed that the Ayr Ice House & Creamery was used to store 50,000 pounds of butter than was taken to Europe to sell in the British Market. Baker's children eventually sold the rights to David McColl, renaming the building the Ice House & Creamery.⁵ The creamery would continue to operate until 1918 when it was sold to William Alexander Ramsay and Frederick Robinson. In 1937, the building was sold to G.H Lawrence and became the G.H Lawrence's Bakery providing baking products for 32 years to the Village of Ayr. The building was later sold to Purity Flour Mills Limited until 1958.⁶

iii. ARCHITECTURAL DESCRIPTION

The Ayr Icehouse & Creamery is an architectural focal point along the Nith River for the community in the village of Ayr serving as one of the first commercial buildings, standing at two and a half stories. The building is constructed with 18 inch rubble stone walls with an upper level made of brick and cement parging. There are three wooden beams located near the top of the main section's north wall with holes drilled near the end—likely used as a pulley system or the hoisting tongs to lift ice into the building. An extension was built on the south wall that was likely used for cooling storage. The roof represents a medium, sloped gable roof with metal eaves, plain fascia, plain soffit, and an inset chimney.⁷ The surrounding windows are voussoirs, representing the popular neoclassical architectural style at the time.

iv. CONTEXT

The ice house is situated by the Nith River and the mill pond. Ice was used to cool products stored in the building and the ice was harvested adjacent to the Nith River at the mill pond. The property is also close to Mudge's Mills, the original founder of the land that would eventually become the Village of Ayr. The location allowed for ice harvesting that would provide employment and trade amongst the village. This allowed the owner William Baker to capitalize on the resources provided by the river to grow his dairy business in support of the local economy, and similarly for export to other regions. The ice house also signifies the capital advances that Ayr underwent during the 1860s when the village became incorporated and other businesses began to flourish during road infrastructure development.⁸

³ *Ayr Icehouse & Creamery: Building Stories* (2013).

⁴ *Ibid.*, (2013).

⁵ *Ibid.*, (2013).

⁶ Respondek, Shelly. *The Ayr Icehouse and Creamery: Township of North Dumfries LACAC* (2002).

⁷ Hilderley, Brad. *North Dumfries LACAC: Township of North Dumfries* (1989).

⁸ Taylor, Andrew. *Our Todays and Yesterdays: Township of North Dumfries and Ayr Centennial Committee* (1989).

The transaction between owners from 1906 onwards outlines the transitional economy stimulated by population growth and greater demand for local goods.⁹ The ice house is contextual in its location and commercial purposes that highlight the history of the village and represents the entrepreneurship carried out by the early settlers of Ayr, Ontario.

3. EVALUATION CHECKLIST

The following evaluation applied Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. The Township of North Dumfries uses this criterion when assessing properties for inclusion on the Registry of Cultural Heritage Resources in the North Dumfries Official Plan. The evaluation table is marked “N/A” if the criteria is “not applicable” to the property or “X” if it is applicable with explanation below.

Design of Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material, or construction method	X
ii. displays high degree of craftsmanship or artistic merit	X
iii. demonstrates high degree of scientific or technical achievement	N/A

The Ayr Icehouse & Creamery is an excellent example of unique ice house construction using stone which was uncommon for ice houses. The architectural form is built into a sloping landscape showing a high degree of craftsmanship to maintain the large and heavy structure with little damage to the foundation.

Historical of Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	X
ii. yields, or has the potential to yield information that contributes to an understanding of a community or culture	X
iii. demonstrates or reflects the work or ideas of an architect, artists, builder, designer, or theorist who is significant to a community	X

The Ayr Icehouse & Creamery is valued for its historical association with the early settlers of Ayr and William Baker who established his dairy business using the location’s resource for ice harvesting. The property also yields information pertaining to the early rural community and culture that was based around agricultural practices and specialized trade, like Baker’s dairy products. The building design reflects the work of Baker’s original construction who was significant to the community for his commercial ice storage facility, and involvement in local organizations and international markets.

Contextual Value	
i. important in defining, maintaining, or supporting the character of an area	X
ii. physically, functionally, visually, or historically linked to its surroundings	X
iii. landmark	X

⁹ Respondek, Shelly, *The Ayr Icehouse and Creamery*: Township of North Dumfries LACAC (2002).

The Ayr Icehouse & Creamery is linked to the geology along the bank of the Nith River with construction supporting the large stone foundation built into the gradient slope. The proximity to the river also makes the building functional for its purpose of ice harvesting and storage. The building also serves as a landmark for the only refrigeration unit of its kind locally, including its regional, national, and international significance.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, this statement determines that the property and building at 18 Tannery Street has significant design, historical, and contextual values. The Ayr Icehouse & Creamery is valued for its historical associations with the village of Ayr and early settlers such as James Piper and William Baker. The building's design values are evident in the form, materials, and construction into the riverbank slope which make it an excellent representation of a unique 19th commercial ice house. Located near the corner of Northumberland and Stanley Streets, the large structure makes the property a significant local landmark and an important contributor to the historic character of Ayr, and the Township of North Dumfries.

5. SOURCES

Print Sources

Hilderley, Brad. *North Dumfries LACAC*. Rep. Ayr, 1989. Print.

Respondek, Shelly. *The Ayr Icehouse and Creamery*. Rep. Ayr: North Dumfries LACAC, 2002. Print.

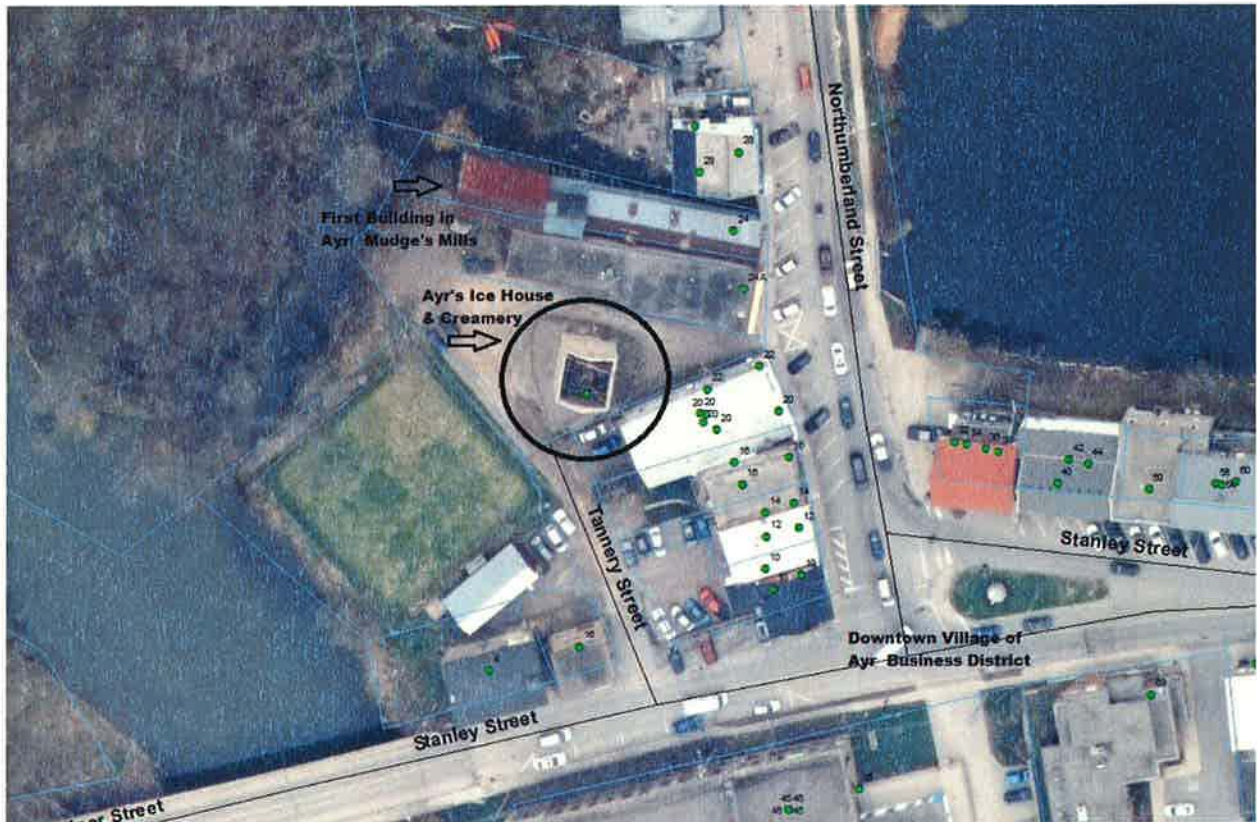
Taylor, Andrew W. *Our Todays and Yesterdays*. Ayr: North Dumfries and Ayr Centennial Committee, 1970. Print.

Secondary Sources

"Ayr Ice House & Creamery." *Building Stories*. 01 Nov. 2013. Web.
http://www.buildingstories.co/report.php?ListType=bheritage_data.

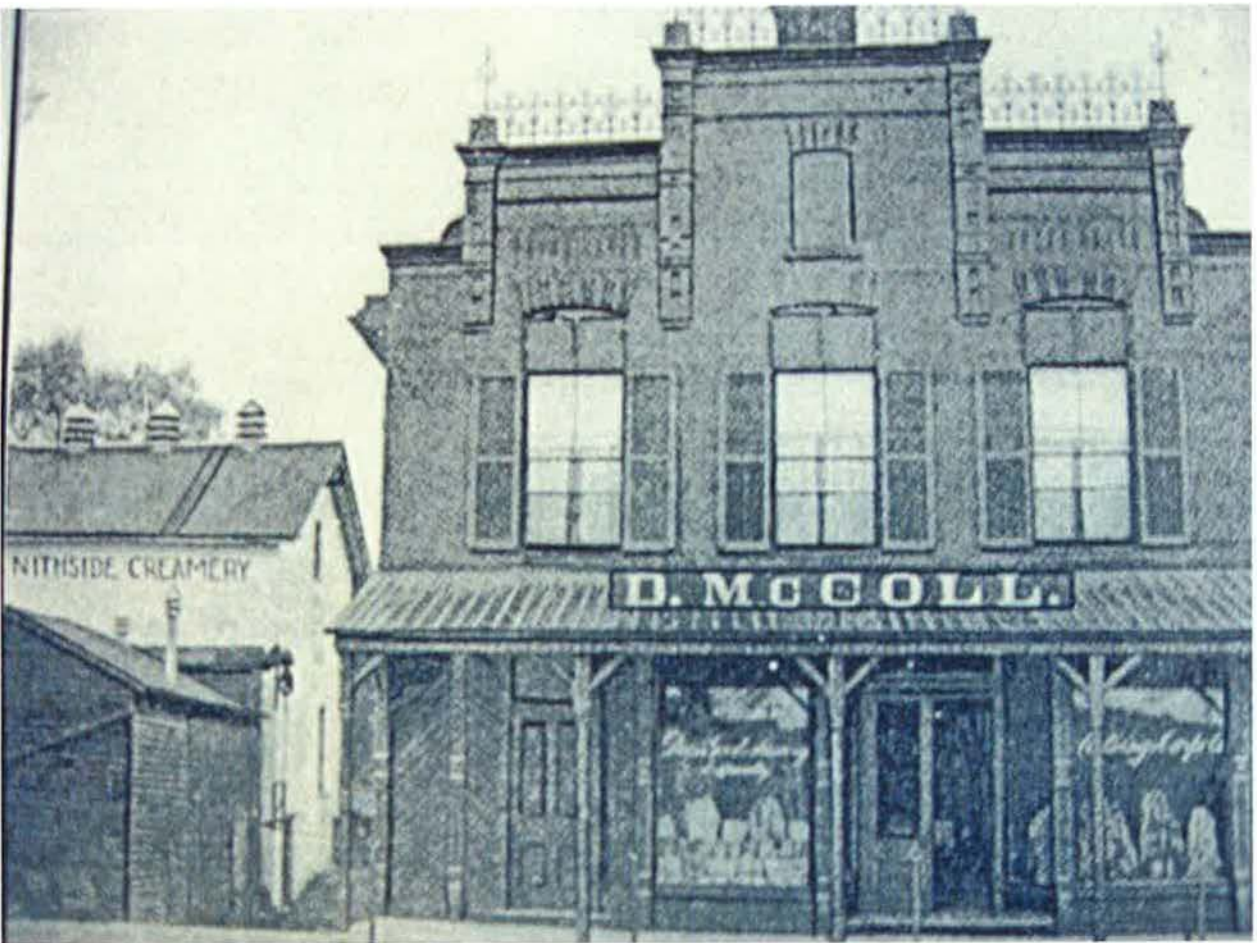
North Dumfries. Ayr, 2013, Slideshow.

Attachment No. 2



Location of Ayr Icehouse and Creamery

Attachment No. 3



Original Icehouse and Creamery



Nithside Creamery



GH Lawrence Bakery