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Office of the City Clerk

October 2, 2013

ONTARIO HERITAGE TRUST

OCT 07 2013

RECEIVED

RE: CITY COUNCIL MEETING – OCTOBER 1, 2013 – NOTICE OF PASSAGE OF
BY-LAW TO DESIGNATE 2493 HIGHWAY 2, ALSO KNOWN AS THE
MCINTRYE-MCFADDEN HOUSE, TO BE OF CULTURAL HERITAGE AND
VALUE AND INTEREST

Further to my letter of May 2, 2013, please be advised that By-Law 2013-188 being a By-law to designate 2493 Highway 2, also known as the McIntrye-McFadden House, to be of cultural heritage value and interest pursuant to the provisions of the *Ontario Heritage Act*, (R.S.O. 1990, Chapter O, 18) received First and Second Readings on September 24th, 2013 and Third Reading on October 1st, 2013.

Pursuant to the *Ontario Heritage Act*, the enclosed Notice of Passing will be published in the Kingston Whig Standard on Tuesday, October 8, 2013. I am also enclosing a copy of By-Law 2013-188, which includes the description of the property, a statement explaining the cultural heritage value or interest of the property, for your information. Following registration of this by-law on the title to the property, a copy will be provided to you as well.

If you have any questions please do not hesitate to contact Shirley Bailey, Manager, Heritage & Urban Design.

Yours truly,

John Bolognone
City Clerk

/ls

Enclosures

cc: S. Bailey, Manager, Heritage & Urban Design
Ontario Heritage Trust

The Corporation of the City of Kingston

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**NOTICE OF PASSAGE OF A BY-LAW TO DESIGNATE 2493 HIGHWAY 2,
ALSO KNOWN AS THE MCINTYRE-MCFADDEN HOUSE,
TO BE OF CULTURAL HERITAGE VALUE AND INTEREST PURSUANT TO THE PROVISIONS
OF THE ONTARIO HERITAGE ACT (R.S.O. 1990, Chapter O.18)**

TAKE NOTICE that the Council of The Corporation of the City of Kingston on October 1, 2013 passed By-law No. 2013-188, under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, to designate the lands at 2493 Highway No. 2, (Part of Lot 16, Concession 1, former Township of Pittsburgh, now in the City of Kingston, being Part 1, 13R-19602) also known as the McIntyre-McFadden House, to be of cultural heritage value and interest.

Additional information, including a full description of the reasons for designation is available upon request from the Planning & Development Department, Heritage & Urban Design Division at 613-546-4291, Ext. 1844, or at heritage@cityofkingston.ca during regular business hours.

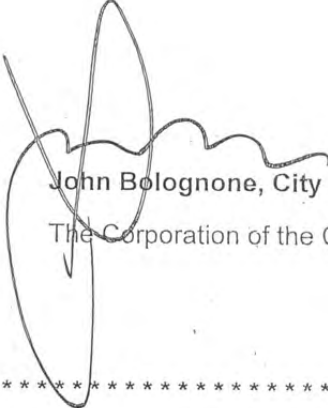
DATED at the City of Kingston
this 2nd day of October, 2013

John Bolognone, City Clerk
City of Kingston



I, John Bolognone, hereby certify this to be a true and correct copy of By-Law No. 2013-188, *"A BY-LAW TO DESIGNATE MCINTYRE-MCFADDEN HOUSE AT 2493 HIGHWAY 2 EAST TO BE OF CULTURAL HERITAGE VALUE AND INTEREST PURSUANT TO THE PROVISIONS OF THE ONTARIO HERITAGE ACT (R.S.O. 1990, 0.18)*, which was passed by the Council of the Corporation of the City of Kingston on October 1, 2013.

DATED at Kingston, Ontario
this 2nd day of October, 2013.


John Bolognone, City Clerk
The Corporation of the City of Kingston

BY-LAW NO. 2013-188

A BY-LAW TO DESIGNATE MCINTYRE-MCFADDEN HOUSE AT 2493 HIGHWAY 2 EAST TO BE OF CULTURAL HERITAGE VALUE AND INTEREST PURSUANT TO THE PROVISIONS OF THE ONTARIO HERITAGE ACT (R.S.O. 1990, 0.18)

PASSED: October 1, 2013

WHEREAS Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18 authorizes the Council of a Municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

WHEREAS Council has consulted with its Municipal Heritage Committee and has approved the designation of a property located at 2493 Highway 2 East (Part of Lot 16, Concession 1, former Township of Pittsburgh, now in the City of Kingston, being Part 1, 13R-19602) on April 8, 2013; and

WHEREAS a notice of intention to designate the property was published in the *Kingston Whig-Standard*, which is a newspaper having general circulation in the municipality, on May 4, 2013; and

WHEREAS no notice of objection to the proposed designation was served to the Clerk of the Corporation of the City of Kingston.; and

THEREFORE, The Council of the Corporation of the City of Kingston hereby enacts as follows:

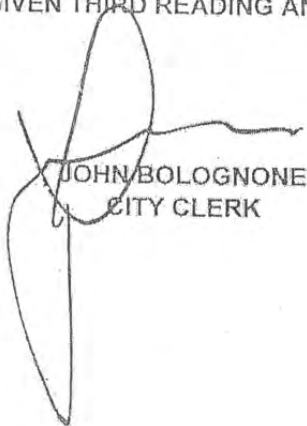
1. To designate as being of cultural heritage value and interest the following property in the City of Kingston: 2493 Highway 2, also known as the McIntyre-McFadden House, more particularly described in Schedule "A" attached hereto and forming part of this By-law;
2. A copy of the designating by-law shall be registered against the property affected in the proper land registry office. The City Clerk is hereby authorized to cause a copy of this by-law to be served on the owner (Donald Taylor) of the land described in Schedule "A" hereto and on The Ontario Heritage Trust and to cause notice of the passing of this by-law to be published in the *Kingston Whig-Standard*;
3. For the purpose of interpretation the term 'Maintenance' will include the following:
"Maintenance means routine, cyclical, non-destructive actions, necessary to slow the deterioration of a Protected Heritage Properties, including the following: periodical inspection; property cleanup; gardening and repair of landscape features; replacement of glass in broken windows; minor exterior repairs,

including replacement of individual asphalt shingles where there is little or no change in colour or design; repainting where there is little or no change in colour; re-pointing areas of wall space under 1.5 square metres; caulking and weatherproofing."

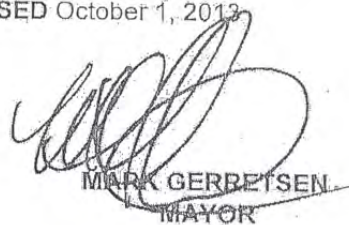
4. The City reserves the right to install a designated property plaque or interpretive panel; and
5. This By-Law shall come into force and take effect on the date of its passing.

GIVEN FIRST AND SECOND READINGS September 24, 2013

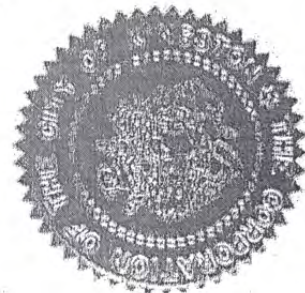
GIVEN THIRD READING AND FINALLY PASSED October 1, 2013



JOHN BOLOGNONE
CITY CLERK



MARK GERBETSEN
MAYOR



Schedule "A"
Description and Reasons for Designation
McIntyre-McFadden House

Legal Description

Civic Address: 2493 Highway No. 2
Lot/Concession: Part of Lot 16, Concession 1, former Township of Pittsburgh, now in the City of Kingston, being Parts 1, 13R-19602
Property Number: 101109003004002

Introduction and Description of Property

The McIntyre-McFadden House (Part of Lot 16, Concession 1, former Township of Pittsburgh, now in the City of Kingston, being Part 1, 13R-19602) is located east of Kingston on the south side of Highway 2. The property is approximately 2 hectares in size with 123 metres of frontage on Highway 2.

This limestone farm house, built in two stages (c.1858 and c.1878), has cultural heritage value through its physical/design values, its historical associations, and its contextual values. Seriously damaged by a fire around 2002 and by subsequent neglect, it is currently (2012-13) being rebuilt.

Statement of Cultural Heritage Value/Statement of Significance:

Physical/Design Value

This one and one-half storey building, T-shaped in plan, has physical/design value through its scale and massing and through the contrasting styles and stonework of the front and rear sections. The front three-bay centre-gabled facade is constructed of neatly squared stones, predominantly of the grey/blue tint characteristic of Kingston limestone, but with some brownish stones. The front facade has architectural design value in providing excellent examples of neatly squared snecked masonry and a fine dentilled cornice. The side and rear walls of the front section are of squared limestone rubble construction. The corners of the main block are articulated by quoins. The plain central doorway has a single pane transom but no sidelights.

The rear section (the original house) is constructed of squared limestone rubble, with many of the stones having their origin as local river rock. It was built in a simple two bay design, with a door and a window on the east facade and two windows on the west facade. The south facade had two small gable windows to light the upper floor and a basement doorway and window. The stones of the original house (rear section) have a distinctive colour that is more buff or brown than the stones of the later front addition.

There are single brick chimneys with corbelled heads at the east and west gable ends of the front block, and at the south gable end of the rear section. Prior to the fire, an intricate frieze of dentils and brackets ran along the fascia of the main block and under the return eaves at the gable ends. Enough material appears to have survived the fire to allow reconstruction and restoration of the fascia, which is an important feature of this building.

All of the existing sash windows have a two-over-two glazing pattern, and are headed by radiating voussoirs. The centre gable window on the north facade is a casement with its head angled to fit the gable. There is evidence of previous openings being filled in or altered in both the front and rear sections. It is likely that most of these changes occurred when the front section was constructed and room functions were changed accordingly. The small dormer on the west side of the rear roof was probably added at this time.

Historical/Associative Value

The property has historical value through its association with Hugh McIntyre, who first settled this property, and his brother Archibald McIntyre who was a prominent Pittsburgh Township resident. Probably they, as well as another brother Colin McIntyre, were involved in the building of a modest stone house on the property (the rear section of the present building) around 1858. Later the property was acquired by Thomas McFadden, a member of an extended McFadden family, who owned several farms in the vicinity. He enlarged the house by adding the front section around 1878.

Contextual Value

The property also has contextual value as an early stone farmhouse, sited well back from the highway surrounded by open fields that, together with other 19th century farmhouses along Highway 2, maintains the predominantly rural character of this historic corridor between Kingston and Gananoque. It is a good example of a vernacular style farmhouse that denotes the Scottish or Irish ancestry of the builders and early inhabitants.

Cultural Heritage Attributes

- The 19th century Ontario vernacular style farmhouse, its scale and massing and visual presence on Highway No. 2;
- The one and one-half storey building of a simple T-shaped plan;
- Contrasting stonework styles of the front and rear sections, including:
 - The front, three-bay facade, with cut Kingston limestone of neatly squared snecked masonry and a fine dentilled cornice. The stones are a grey/blue tint with some brownish stones;
 - The side and rear walls of the front section are of squared limestone rubble construction with quoining articulating the corners; and

- The rear, two-bay facade, constructed of squared buff or brown coloured limestone rubble, with many of the stones having their origin as local river rock.
- The plain central doorway of the front section with a single pane transom without sidelights;
- The simple two-bay design of the rear (original house) section, with a door and a window opening on the east facade, two window openings on the west facade and two small gable window and a basement doorway openings on the south facade;
- The low pitched gable roof with dentils and brackets along the fascia of the main block and under the return eaves at the gable ends;
- Three brick chimneys at the east and west gable ends of the front block and at the south gable end of the rear section;
- The sash windows in the front section, all in the original openings, with radiating voussoirs and some original two-over-two glazing patterns;
- The gable casement window on the north facade; and
- The siting of the farmhouse, well back from the highway, surrounded by open fields, which maintain the predominantly rural character of this area.