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City of Kingston

216 Ontario Street
Kingston, Ontario
Canada K7L 2Z3

www.cityofkingston.ca

where history and innovation thrive

2008-05-21

[REDACTED]
2551 Highway 2 East
Kingston, ON K7L 4V1

Dear [REDACTED]:

**RE: KMHC – NOTICE OF INTENTION TO AMEND DESIGNATION OF A
PROPERTY AT 2551 HIGHWAY 2 EAST**

I would confirm that Kingston City Council at its regular meeting held on May 20, 2008, approved the following resolution, being Clause 2., Report No. 67:

2. **WHEREAS** Section 30.1 of the Ontario Heritage Act provides for the updating of existing designation by-laws; and,
WHEREAS the cultural heritage values of 2551 Highway 2 East are not reflected within the existing designation by-law; and,
WHEREAS the owners have requested that additional property be added to the designated area;
THEREFORE BE IT RESOLVED THAT Council serve notice of intent to amend the by-law for 2551 Highway 2 East;

- and further -

THAT the City Clerk shall cause a copy of the notice of this intent to amend this by-law to be served on the owner of the land described in Schedule 'A' as attached and the Ontario Heritage Trust,

- and further -

THAT, as this is a substantive change to the Reasons for Designation, the Clerk shall publish notice of the by-law in a newspaper having general circulation.

CARRIED

Pursuant to Section 30.1(4) of the Ontario Heritage Act, I am enclosing herewith a copy of the proposed amending By-Law, which provides for a description that meets the current provincial requirements.

...continued on Page 2

**Clerk's Department
Corporate Services**

Phone: (613) 546-4291 ext. 1247 Fax: (613) 546-5232 cdowns@cityofkingston.ca

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Clause 2., Report No. 67, continued

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An owner has the right to object to the proposed amendment by filing a Notice of Objection setting out the reason for the objection and all relevant facts, with my office within 30 days of receiving this notice. Should there be no objection to the proposed amendments, this matter will be placed on a future Council Agenda at which time the By-Law will be passed.

Yours truly,



Carolyn Downs
City Clerk

/ki

Cc: L. Thurston, Commissioner, Community Development Services
R. Etherington, Manager, Culture & Heritage Division
M. Letourneau, Heritage Planner, Culture & Heritage Division
D. Stowe, Permit Supervisor, Building & Licensing
S. Powley, Committee Clerk (KMHC)
Ontario Heritage Trust
C. Aylesworth, Secretary (for future Agenda)

File No. P18

Clerk's Department

Corporate Services

Phone: (613) 546-4291 ext. 1247 Fax: (613) 546-5232 cdowns@cityofkingston.ca

BY-LAW NO. 2008-XXX

A BY-LAW TO AMEND BY-LAW No. 39-84 [Former Pittsburgh Township] TO
REFLECT ITS CULTURAL HERITAGE VALUE AND INTEREST

PASSED: , 2008

WHEREAS Section 30.1 of the *Ontario Heritage Act* provides for the updating of existing designation by-laws; and

WHEREAS the 'Reasons for Designation' for 2551 Highway 2 East do not meet current provincial requirements; and

WHEREAS the owner of 2551 Highway 2 East has agreed, in writing, to allow the City of Kingston to proceed with the update.

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

1. To delete Clause 1 and replace it with the following statement:

That the real property located at 2551 Highway 2 East (PLAN 1695 LOT 11; PLAN 1695 LOT 12; PLAN 1695 LOT 13) be designated as having cultural heritage value and interest.

2. That Schedule 'A' and 'B' be deleted and replaced with the document hereto attached entitled "Schedule 'A'"
3. That a new clause be added stating the following:

For the purpose of interpretation, 'Maintenance' on this property will include the following works:

Maintenance is considered routine, cyclical, non-destructive actions, necessary to slow the deterioration of a historic place. It entails the following actions: periodical inspection; general property cleanup; general 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); repointing areas of wall space under 1.5 square metres; all farm related field work; replacement of trees when no longer viable or safe; and all alterations to the farm structures that do not require a building permit.

4. This By-Law shall come into force and take effect on the date of its passing.

Carolyn Downs

CITY CLERK

Harvey Rosen

MAYOR

Schedule "A"
Description and Reasons for Designation

Legal Description

Lot/Concession: PLAN 1695 LOT 11; PLAN 1695 LOT 12; PLAN 1695 LOT 13
Civic Address: 2551 Highway 2 East
Property Numbers: 101109003004353; 101109003004352; 101109003004354

Description of Property

2551 Highway 2 East (PLAN 1695 LOT 11; PLAN 1695 LOT 12; PLAN 1695 LOT 13), known collectively as the McLean Farm, consists of a total of 7.76 acres on the south side of Highway 2 East. The property is of cultural heritage value and interest not only because of its individual physical/design attributes, but also as a coherent whole farm landscape, because of its historical associations with the McLean Family, and because of its contextual values. The farmhouse is a one-and-a-half storey 19th century structure constructed of quarry-faced limestone. Its attributes include its main entrance; its medium-pitched roof with projecting eaves and exposed wooden rafters; its low-pitched central gable over the west façade; the design of its door and window openings; its fenestration; and the attached sliplap driveshed with a simple peaked roof. As important is the agricultural character of the property, which includes the lands located between the house and Highway 2 East. These lands are currently hayfields; are bordered by trees; and are divided by a winding laneway. The property has a direct association to the McLean family, who lived and farmed the land for approximately sixty years. The property has contextual value in defining the agricultural character of the area and serves as a landmark on Highway 2 East.

Statement of Cultural Heritage Value/Statement of Significance

The cultural heritage value of this property is found in the physical/design attributes of the farmhouse, for its direct historical associations to the McLean family, and for its contextual value in defining the agricultural character of the area and serving as a landmark on Highway 2 East.

Physical/Design Value

This property has physical/design value as a representative example of vernacular architecture and farm design. The farmhouse is a modest one-and-a-half storey 19th century construction of quarry-faced limestone. Its main entrance door has a simple trim and rectangular transom above. The farmhouse has a medium-pitched roof with projecting eaves and exposed wooden rafters and there is a low-pitched central gable over the west façade in the north-south block. Almost all of the door openings and windows are flat-headed with ribbed voussoirs and concrete lugsills. In addition, there are double-hung windows with two lights per sash, and a round-headed casement window in the gable with three lights per side on the west façade. Attached to the south-east corner of the east façade is a sliplap driveshed with a simple peaked roof. Like many of the farmhouses along Highway 2 East, the McLean House is set back from the highway. Also valued is the agricultural character of the property. This includes the lands located between the house and Highway 2 East. These lands are currently hayfields and are bordered by trees. These lands are also divided by a winding laneway.

Historical/Associative Value

The property has historical/associative value for its direct association with the McLean family. The property changed hands frequently after the Crown Patent for Lot 16 was granted to John Donovan in 1808. Owned for approximately sixty years by Daniel McLean (1879 – 1917) and

his son Harry (1917 – 1940) it became known as the McLean Farm. The landscape reflects the agricultural heritage of the area along Highway 2 East and has the potential to yield information relating to the historic agricultural lifestyle that was characteristic of the area.

Contextual Value

The property has contextual value by helping to defining the agricultural character of the area and by serving as a landmark on Highway 2 East.

Character Defining Features/Heritage Attributes

Physical Design Attributes

The farmhouse:

- The one-and-a-half storey 19th century farmhouse constructed quarry-faced limestone
- The main entrance door with its simple trim and rectangular transom
- The low-pitched central gable over the west façade in the north-south block
- The projecting eaves and exposed wooden rafters on roofs of both blocks
- The design of the door and windows opening, except the gable window, which are flat-headed with ribbed voussoirs and concrete lugsills
- The fenestration, which includes double-hung windows with two lights per sash
- The sliplap drive shed with a simple peaked roof attached to the south-east corner of the east side
- The round-headed casement window with three lights per side in the gable on the west façade

The landscape:

- The agricultural character of the property, which includes the lands located between the house and Highway 2 which are bordered by trees and divided by a winding laneway.

Historical/Associative Attributes

- The property's association with the McLean family for approximately 60 years

Contextual Attributes

- The property's agricultural character which contributes to defining the agricultural character of the area and serves as a landmark on Highway 2 East.

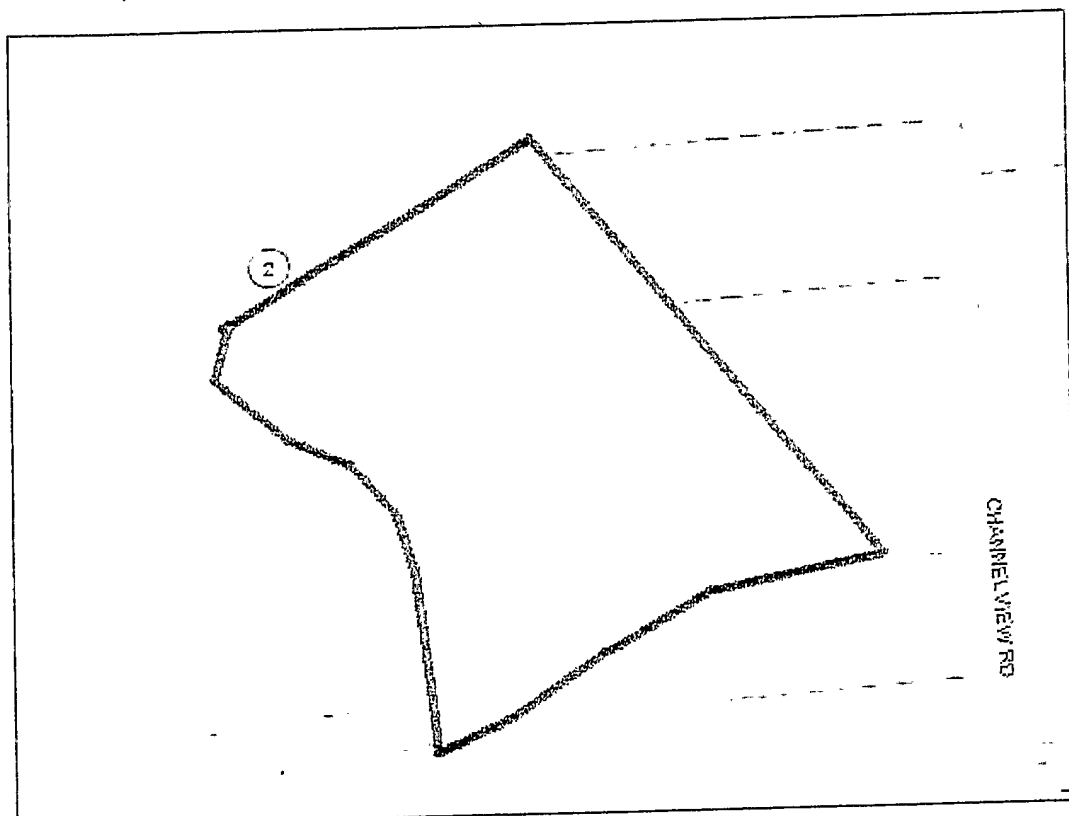


Figure 1: Location of 2551 Highway 2 East



Figure 2: 2004 Ortho Image



Figure 3: McLean House. (2007)



Figure 4: The winding laneway and hayfields. (2007)