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City of Kingston

216 Ontario Street
Kingston, Ontario
Canada K7L 2Z3



www.cityofkingston.ca

where history and innovation thrive

2008-12-10

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



Dear [REDACTED]:

RE: HERITAGE DESIGNATION – 2551 HIGHWAY 2 EAST, KINGSTON

Pursuant to Section 29(6) of the Ontario Heritage Act, attached please find a copy of By-Law No. 2008-153, "A By-Law to Amend By-Law No. 39-84, "A By-Law to Designate Certain Properties as Properties of Historical and Architectural Value or Interest" (the property known as 2551 Highway 2 East, Pursuant to the Provisions of the Ontario Heritage Act to Reflect its Cultural Heritage Value)", which By-Law was registered on title on December 3, 2008, as Instrument No. FC68602.

If you require any further information, please do not hesitate to contact Marcus Letourneau, Heritage Planner.

Yours truly,

A handwritten signature in cursive script that reads "Carolyn Downs".

Carolyn Downs
City Clerk

/ki

Enclosure

Cc: L. Thurston, Commissioner, Community Development Services
L. Lambert, Planner, Culture & Heritage Division
M. Letourneau, Heritage Planner, Culture & Heritage Division (with copy of By-Law)
S. Powley, Committee Clerk.(KMHC)
Ontario Heritage Trust (with copy of By-Law)
J. Moran, Records Clerk (By-Laws & Agreements)

File No. P18

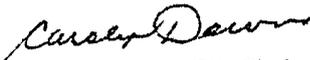
City Clerk's Department
Corporate Services

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



I, Carolyn Downs, hereby certify this to be a true and correct copy of By-Law No. 2008-153 "A By-law Amend By-Law No. 39-84, "A By-Law To Designate Certain Properties As Properties Of Historic And Architectural Value Or Interest." (The property known as 2551 Highway 2 East, Pursuant to the Provisions of the Ontario Heritage Act to Reflect its Cultural Heritage Value)" which By-Law was passed by the Council of the Corporation of the City of Kingston on September 16, 2008.

DATED at Kingston, Ontario
this 27th day of October, 2008


Carolyn Downs, City Clerk
The Corporation of the City of Kingston

BY-LAW NO. 2008-153

A BY-LAW TO AMEND BY-LAW NO. 39-84, "A BY-LAW TO DESIGNATE CERTAIN PROPERTIES AS PROPERTIES OF HISTORIC AND ARCHITECTURAL VALUE OR INTEREST" (The Property Known As 2551 Highway 2 East, Pursuant To The Provisions Of The Ontario Heritage Act To Reflect Its Cultural Heritage Value)

PASSED: September 16, 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 updates.

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

1 By-Law No. 39-84 entitled "A By-Law To Designate Certain Properties As Properties Of Historic And Architectural Value Or Interest", is hereby amended as follows:

1.1 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."

Schedule 'A' and 'B' is hereby deleted and replaced with the document attached entitled "Schedule 'A'"

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."

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

GIVEN FIRST AND SECOND READINGS September 2, 2008

GIVEN THIRD READING AND FINALLY PASSED September 16, 2008


CITY CLERK


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 voussiors 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

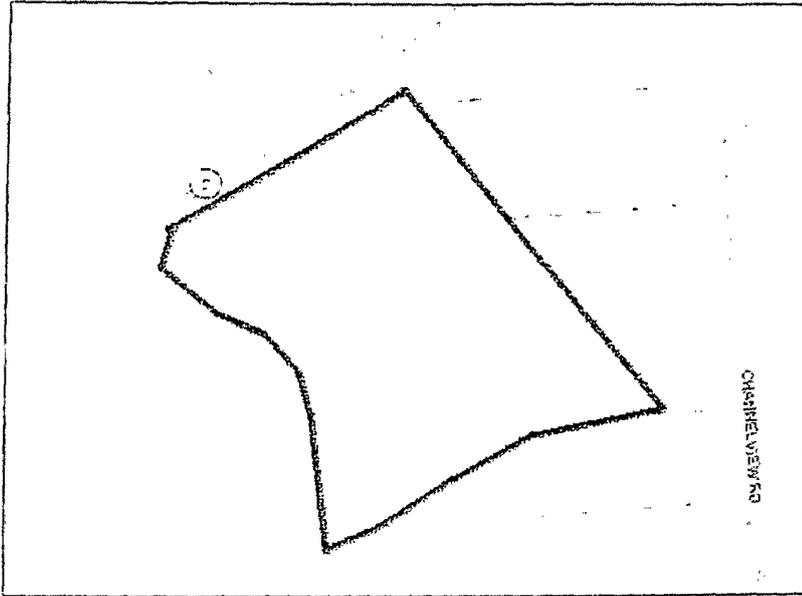


Figure 1: Location of 2551 Highway 2 East



Figure 2: 2004 Ortho Image



Figure 3: McLean House. (2007)

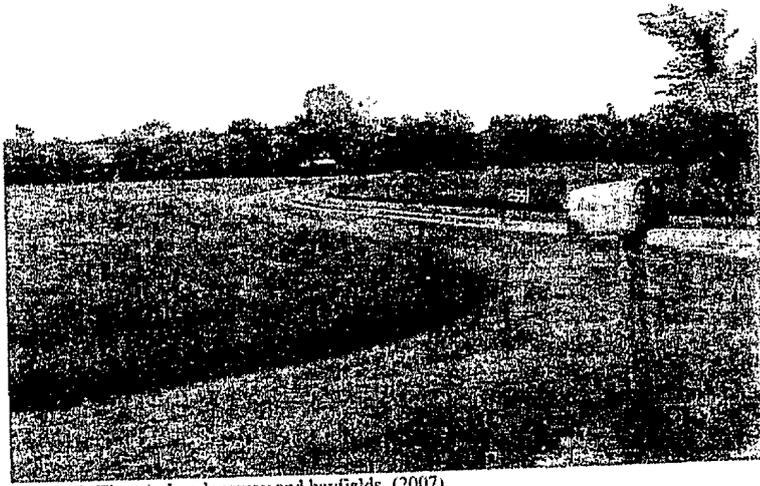


Figure 4: The winding laneway and hayfields. (2007)