TO: Chair and Members of Municipal Heritage Committee

FROM: Cynthia Beach, Commissioner, Sustainability and Growth

RESOURCE STAFF: Shirley Bailey, Manager, Heritage & Urban Design
Ryan Leary, Senior Planner, Heritage & Urban Design

DATE OF MEETING: April 8, 2013

SUBJECT: Notice of Intention to Designate the McIntyre-McFadden House, 2493 Highway 2 (P18-532)

EXECUTIVE SUMMARY:

This report provides background information regarding the designation of the McIntyre-McFadden House at 2493 Highway 2 as a property of cultural heritage value or interest and recommends serving a Notice of Intention to Designate under Section 29 of the Ontario Heritage Act. The owner of the property, Donald Taylor, has been involved in the researching and review of the draft by-law and is fully supportive of its designation as a heritage property under Provincial legislation.

RECOMMENDATION:

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 the Council shall, before giving notice of its intention to designate a property, consult with its Municipal Heritage Committee when the Council of a municipality has appointed a Municipal Heritage Committee; and

WHEREAS the McIntyre-McFadden House property was evaluated based on Ontario Regulation 9/06 as prescribed by the Ontario Heritage Act and determined to be a property of cultural heritage value or interest;

THEREFORE THE MUNICIPAL HERITAGE COMMITTEE RECOMMENDS THAT Council serve a Notice of Intention to Designate the property located at 2493 Highway No. 2 (Part of Lot 16, Concession 1, former Township of Pittsburgh, now in the City of Kingston, being Parts 1,
13R-19602), as a property of cultural heritage value or interest pursuant to Section 29 of the Ontario Heritage Act, attached as Exhibit ‘A’ to report MHC-13-008; and

THAT a by-law be presented to Council being ‘A By-law to Designate McIntyre-McFadden House at 2493 Highway 2 East to be of Cultural Heritage Value and Interest pursuant to Section 29 of the Ontario Heritage Act (R.S.O. 1990, 0.18)’.

AUTHORIZING SIGNATURES:

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<th>ORIGINAL SIGNED BY COMMISSIONER</th>
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<td>Cynthia Beach, P.Eng, MCIP, RPP, Commissioner, Sustainability &amp; Growth</td>
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<th>ORIGINAL SIGNED BY CHIEF ADMINISTRATIVE OFFICER</th>
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<td>Gerard Hunt, Chief Administrative Officer</td>
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CONSULTATION WITH THE FOLLOWING COMMISSIONERS:

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<th>Commissioner</th>
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<tr>
<td>Lanie Hurdle, Community Services</td>
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<td>Denis Leger, Transportation, Properties &amp; Emergency Services</td>
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<td>Jim Keech, President &amp; CEO, Utilities Kingston</td>
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(N/R indicates consultation not required)
OPTIONS/DISCUSSION:

This report provides background information regarding the reasons for designating 2493 Highway 2, known as the McIntyre-McFadden House, as a property of cultural heritage value or interest and recommends serving a Notice of Intention to Designate under the Ontario Heritage Act (attached as Exhibit ‘A’).

At the request of the land owner (Mr. Donald Taylor) and following a review by the Historic Properties Research Working Group, staff began the task of reviewing the merit of the McIntyre-McFadden as a property of cultural heritage value or interest.

As required under the Ontario Heritage Act, the property was evaluated under Ontario Regulation 9/06, which requires an evaluation of its physical/design value, historical/associative value, and contextual value. Located on 2 hectares in East Kingston with 123 metres of frontage on the south side of Highway No. 2, this one-and-one-half storey limestone farmhouse was built in two stages (c.1858 and c.1878) and has physical/design values, historical association, and contextual values. Seriously damaged by a fire around 2002 and by subsequent neglect, it is currently being rebuilt.

The property has physical/design value as an Ontario vernacular farmhouse with neatly squared snecked and rubble limestone masonry and a fine dentilled cornice. The three brick chimneys with corbelled heads and window openings with radiating voussoirs add to its design 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. Later the property was acquired by Thomas McFadden, a member of an extended McFadden family, who owned several farms in the vicinity.

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 an Ontario vernacular style farmhouse that denotes the Scottish or Irish ancestry of the builders and early inhabitants.

The owner of property as well as the Historic Properties Research Working Group has reviewed the draft by-law (attached as Exhibit ‘B’) and both support the designation of the McIntyre-McFadden House as a property of cultural heritage value and interest.

It is the recommendation of staff that this property satisfies the prescribed criteria as a property of cultural heritage value or interest and accordingly, that the Municipal Heritage Committee should recommend that Council direct service of a Notice of Intention to Designate the property located at 2493 Highway No. 2 under the Ontario Heritage Act and that the notice be served by the Clerk as required by Sections 29(3) and (4) of the Ontario Heritage Act.
EXISTING POLICY/BY LAW:
Ontario Regulation 9/06 - Criteria for Determining Cultural Heritage Value or Interest (Ontario)

NOTICE PROVISIONS:
Notice of Intention to Designate must be served on the property owner(s) and the Ontario Heritage Trust and be published in a newspaper, having general circulation in the municipality, pursuant to Section 29 of the Ontario Heritage Act.

ACCESSIBILITY CONSIDERATIONS:
Alternative formats of this report and the Exhibits are available on request.

FINANCIAL CONSIDERATIONS:
N/A

CONTACTS:
Grant C. Bain, Director, Planning and Development Department  613-546-4291 ext. 3252
Shirley Bailey, Manager, Heritage & Urban Design  613-546-4291 ext. 3253
Ryan Leary, Senior Planner, Heritage & Urban Design  613-546-4291 ext. 3233

OTHER CITY OF KINGSTON STAFF CONSULTED:
N/A

EXHIBITS ATTACHED:
Exhibit ‘A’ - Notice of Intention to Designate 2493 Highway 2 under the Ontario Heritage Act.
Exhibit ‘B’ - Draft By-law to Designate 2493 Highway 2 under the Ontario Heritage Act.
Exhibit ‘C’ – Key Map
NOTICE OF INTENTION TO PASS 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 intends to pass a by-law under Section 29 of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18, 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 Parts 1, 13R-19602) also known as the McIntyre-McFadden House, to be of cultural heritage value and interest.

2493 Highway 2, also known as the McIntyre-McFadden House, (Part of Lot 16, Concession 1, former Township of Pittsburgh, now in the City of Kingston, being Parts 1, 13R-19602) is of cultural heritage value and interest because of its physical/design value as a one and one-half storey Ontario vernacular farmhouse with its neatly squared snecked and rubble limestone masonry and a fine dentilled cornice. The three brick chimineys with corbelled heads and window openings with radiating voussoirs add to its design 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. Later the property was acquired by Thomas McFadden, a member of an extended McFadden family, who owned several farms in the vicinity.

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 an Ontario vernacular style farmhouse that denotes the Scottish or Irish ancestry of the builders and early inhabitants.

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

Any notice of objection, setting out the reason for objection and all relevant facts, must be served upon the City Clerk within 30 days of the first publication of this notice.

DATED at the City of Kingston this XXX day of AAAA, 2013

John Bolognone, City Clerk

City of Kingston
BY-LAW NO. 2013-XXX
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: XXX, 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 Parts 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 XXXXX, 2013;

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

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

GIVEN THIRD READING AND FINALLY PASSED

CITY CLERK                          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.
Property Photos

c. 1976

2011
KEY MAP

Applicant: Don Taylor
File Number: P18-532
Address: 2493 Highway No. 2
Legal Description: Part of Lot 16, Concession 1, former Township of Pittsburgh, now in the City of Kingston, being Parts 1, 13R-19602
ARN: 101109003004002

Subject Lands

Legend

Subject Lands

SCALE
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Meters

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THE CORPORATION OF THE CITY OF KINGSTON

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