

## ATTACHMENT 2



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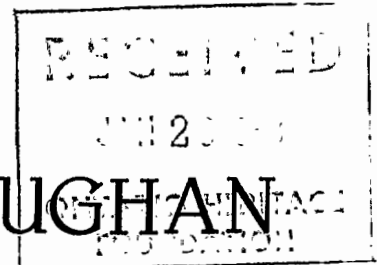
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Lois



# THE TOWN OF VAUGHAN BY-LAW

NUMBER 39-88

A By-law to designate the Arthur McNeil House located on the property known municipally as 10499 Islington Avenue, Kleinburg, in the Town of Vaughan, Regional Municipality of York as being of architectural value or interest.

WHEREAS Section 29 of the Ontario Heritage Act, R.S.O. 1980, authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of architectural and/or historic value or interest; and,

WHEREAS the Council of the Corporation of the Town of Vaughan has caused to be served on the owners of the lands and premises known as the Arthur McNeil House, 10499 Islington Avenue, Kleinburg, being Part of Lot 24, Concession 8, in the Town of Vaughan, in the Regional Municipality of York, more particularly described in Schedule "A" attached hereto; and upon the Ontario Heritage Foundation, notice of intention to designate the aforesaid real property and has caused such notice of intention to be published in a newspaper having general circulation in the municipality once for each of three consecutive weeks; and,

WHEREAS no notice of objection to the proposed designation has been served on the Clerk of the Municipality:

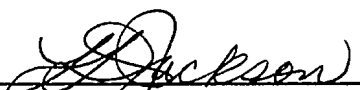
NOW THEREFORE the Council of the Corporation of the Town of Vaughan ENACTS AS FOLLOWS:

1. There is designated as being of architectural value or interest the building known as the Arthur McNeil House, situated at 10499 Islington Avenue, Kleinburg, being

Part of Lot 24, Concession 8, in the Town of Vaughan,  
in the Regional Municipality of York, more particularly  
described in Schedule "A" attached hereto.

2. The reasons for designation are set out in Schedule "B"  
attached hereto.
3. The Town Solicitor is hereby authorized to cause a copy  
of this By-law to be registered against the property  
described in Schedule "A", attached hereto, in the  
proper land registry office.
4. The Town Clerk is hereby authorized to cause a copy of  
this By-law to be served on the Owner of the aforesaid  
property and on the Ontario Heritage Foundation and to  
cause notice of the passing of this by-law to be  
published in the same newspaper in which notice of  
intention to so designate was published once of each of  
three consecutive weeks.

READ a FIRST and SECOND time this 18th day January, 1988.

  
\_\_\_\_\_  
L.D. Jackson, Mayor

  
\_\_\_\_\_  
R.A. Panizza, Town Clerk

READ a THIRD time and finally passed this 18th day of  
January, 1988.

  
\_\_\_\_\_  
L.D. Jackson, Mayor

  
\_\_\_\_\_  
R.A. Panizza, Town Clerk

DESCRIPTION OF LANDS

ALL and singular that certain part or tract of land and premises situate in the Village of Kleinburg, in the Town of Vaughan, in the Regional Municipality of York, and Province of Ontario and being composed of Part of Lot 7 and Part of Lot 8 as shown on a Plan registered in the Registry Office for the Registry Division at Newmarket formerly the Registry Division of Toronto Boroughs and York South as Number 11, which parcel may be more particularly described as follows:

COMMENCING at the south westerly angle of the said Lot 7, being the north Easterly angle of the intersection of Kellam Street, shown as street between Lots 6 and 7 on Plan number 11, with County Road number 7, which angle is marked with an iron bar;

THENCE north 53 deg. 32'20" west along the easterly limit of County Road Number 7 a distance of 75.16' to a standard iron bar planted at the north west angle of the said Lot 7;

THENCE north 61 deg. 40'30" east along the line of post and wire fence marking the northerly limit of the said Lot 7 a distance of 195.47' to an iron pipe found marking the south east corner of Block F as shown on a plan registered in the said Registry Office as Number 275;

THENCE north 61 deg. 40'30" east along the northerly limits of Lots 7 and 8 a distance of 15.50' to an iron bar planted;

THENCE south 28 deg. 36'10" east 65.31" more or less to an iron bar planted in the northerly limit of the said Kellam Street distance 180.29" measured north 60 deg. 46'50" East there along from the point of commencement;

THENCE south 60 deg. 46'50" west along the last mentioned limit 180.29' to the point of commencement.

All of which contains by 13,083 admeasurement square feet be the same more or less and shown on a plan of survey by McConnell-Jackson, Ontario Land Surveyors, dated Feb. 3, 1964.

As in Instrument 428068.

THE ARTHUR MCNEIL HOUSE

10499 Islington Avenue  
Part of Lot 24, Concession 8  
Kleinburg

Kathryn Anderson  
October 1987

# THE ARTHUR MCNEIL HOUSE

PROPERTY: The Arthur McNeil House

ADDRESS: 10499 Islington Avenue  
Part of Lot 24, Concession 8  
Kleinburg  
Town of Vaughan

PREVIOUS ADDRESS: 9010 Weston Road, Concord  
Lot 14, Concession 6

ORIGINAL OWNER: Arthur McNeil

CONSTRUCTION DATE: c. 1832

REASON FOR DESIGNATION:

The Arthur McNeil House is recommended for designation for architectural reasons. The Georgian farmhouse was constructed with horizontal planks sheathed in clapboard. The exterior is distinguished by its elaborate entrance and the presence of the original sashes in the ground floor windows. Significant interior features include the hand grained wooden mouldings and fireplace mantels.

The house was constructed on Lot 14, Concession 6 for Arthur McNeil about 1832. It was relocated to its present site in 1987. Arthur McNeil was a farmer and community leader, noted for the introduction of the Galloway breed of cattle to the area and his role in the building of the first St. Paul's Presbyterian Church.

THE ARTHUR MCNEIL HOUSE

10499 ISLINGTON AVENUE

KLEINBURG

PLAN 11, LOT 7

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HISTORICAL DESCRIPTION

The house originally constructed on Lot 14 in Concession 6 of Vaughan belonged to Arthur McNeil and his descendants for 150 years, from the early 1830's until 1987. It was first occupied by Arthur (1801-1880), an Irish-born Scottish Presbyterian who immigrated to York County from County Craven about 1820. The recollections of family members placed the acquisition of the farm by Arthur McNeil and his brother, Alexander (1796-1859), to approximately 1832; land records, however, failed to record this transaction.

According to official documentation, Lot 14 was granted to Thomas Barry (or Berry) by the Crown in 1799. While the Barry family retained the 200 acres through the 1820s, the next recorded transfer occurred in 1848 when Arthur McNeil sold the site to Rev. Peter McNaughton, immediately repurchasing it from the Presbyterian minister.

A construction date of about 1832 may be based on several factors, none as yet substantiated, apart from architectural style. The History of Toronto and the County of York, published by C. Blakett Robinson in 1885, notes that Arthur McNeil purchased Lot 14, in 1831 or 1832. In 1831, Arthur McNeil married Margaret Jamieson (1811-1895). The records of the Commissioner of Crown Lands reported that Arthur McNeil occupied Lot 16 in Concession 4 until 1832 when it was deeded to another party. The latter two events would support a move to a homestead to raise a family that eventually included nine children.

The extent of the involvement of Alexander McNeil with his brother's farm remains unclear. Brown's Toronto and Home District Directory for 1846-47 recorded that Alexander held Lot 11 in Concession 6. By 1850, Rowse's City of Toronto and County of York Directory noted that Arthur and Alexander farmed Lot 14 jointly.

By 1851 the Census reported that Alexander McNeil, a bachelor, his brother, Arthur, and Arthur's wife and children occupied a one-storey frame dwelling. The family included Charles (1832-1917), and Andrew (1834-1918), listed as farmers, as well as John (1835-67), Mary (b.1837), Margaret (1841), Alexander (1843), Arthur Jr. (1845-1924), and Elizabeth (1848). They were assisted by Catherine McKinnon, an eighteen-year-old Irish servant. In 1861, Arthur and Margaret McNeil shared the house, described as a two-storey frame structure, with four of their children. Arthur continued to farm the land with Charles and Andrew McNeil through 1871; by 1878, Andrew had moved up the concession road to Lot 18.

Throughout his life, Arthur McNeil played an active role in the life of Vaughan Township, particularly in agricultural matters and the village of Vellore. He is credited with introducing the breed of Galloway cattle to the district, served on the building committee of the first St. Paul's Presbyterian Church (built 1844), and assisted in the formation of a singing school (a popular 19th century pastime) in Vellore in 1868.

Apart from his homestead, Arthur McNeil had considerable land holdings throughout the township. While, in 1860, he also owned the west half of Lot 17 in Concession 4, by 1878 he held the east quarter of Lot 17 in Concession 4, the west half of Lot 17 in Concession 3 (where his son, James, later constructed a handsome residence), the southwest quarter of Lot 18 in Concession 6 and the west three-quarters of Lot 14 in Concession 7, the latter two allotments containing buildings.

Following the death of Arthur McNeil in 1880, his will stipulated that his widow receive financial support; "all the household goods and furniture in three rooms in my dwelling house being the two west rooms, and in any room upstairs of her own choice ...", as well as "during the term of her natural life any three rooms in my dwelling house which she may choose, also so much room in the cellar as she may wish". Apart from these provisions, the residence and farmland were left to his oldest son, Charles. His second son, Andrew, received Lot 18 in the same concession in the village of Vellore, on which he already resided with his wife Sarah Livingston (1837-1927), and children, Arthur Livingston (1874-1951), Sarah (b.1878), and John Alexander (1879-1957). Arthur's other children, Alexander, James, Mary McFall, Margaret Durwood, and Elizabeth McDonald received land or money, while his son, Arthur Jr. "had already been provided for".



Charles McNeil, who remained a bachelor, apparently farmed Lot 14 alone until 1902. In 1897, the year of the first available tax assessment roll, the property consisted of 249 acres in both Lot 14 and the northeast quarter of Lot 13. The allotment included 200 acres of cleared land and 40 acres of woods, as well as a two-acre orchard and one acre of swampland. The farm stock consisted of 24 cattle, 26 sheep, 4 hogs, and 11 horses. The following year, Charles rented part of Lot 13 to James Doyle.

In 1902, Charles McNeil was joined on the homestead by his nephew, Arthur Livingston McNeil (son of Andrew McNeil) and his wife, Elizabeth. Following the death of Charles in 1917, A. Livingston McNeil purchased the property from the executors of the estate for \$15,000. According to land records, after Livingston died, Lot 14 was held by his widow, but occupied by his nephew, Alexander McNeil, his wife and five children. In 1969 Charles, Donald, Catherine, Michael, and Anne McNeil acquired joint ownership of the property. In 1984 and 1987, the remainder of the lot, including the residence was sold, ending over 150 years of continuous occupancy by members of the McNeil family.

In October 1987, the Arthur McNeil House was moved from its original location off Weston Road south of Rutherford Road to the northeast corner of Islington Avenue and Kellam Street in Kleinburg. This property represents a small portion of Lot 24, Concession 8.

In 1847, Andrew Mitchell (b.1811), a Scottish farmer, had a portion of the township lot surveyed into a tract of thirty allotments which he named the Village of Mount Vernon. Although it changed ownership numerous times, there is no indication that Lot 8 under Plan 11 was developed prior to the 20th century. Joseph Capner, a farmer on township Lot 21 in Concession 8 acquired the building lot in 1863. Tax assessment rolls for the late 1800's indicated that his unmarried daughter, Charlotte, rented rather than occupied the site, its value never exceeding \$50. In 1920, Violet Brown acquired Lots 7 and 8, erecting a brick four square residence on Lot 8 and retaining Lot 7 as an expansive lawn.

The relocation of the Arthur McNeil House to this site is appropriate, given the proximity of other historic and architecturally significant buildings in the Village of Kleinburg.

## ARCHITECTURAL DESCRIPTION

The Arthur McNeil House is a 1 1/2-storey horizontal plank structure with clapboard cladding. The simple, yet elegant Georgian residence is distinguished by its elaborate entrance and the retention of original sashes in the ground floor windows.

The Arthur McNeil House is rectangular in plan, with the main facade found on the long axis. The building is protected by a medium-pitch gable roof (presently covered with asphalt shingles), with extended eaves and plain cornice. Interior chimneys are set in the end-walls.

The Census for 1851 described the dwelling as single-storey; ten years later, a two-storey house was recorded. This apparent discrepancy merely indicates changes in the classification of the 1 1/2 storey house. A consideration of the facade alone gives the impression of a one-storey structure, while the elevations reveal the presence of additional space under the verges. A painting of the house, dated to 1850, indicates that the two dormer windows (built into the roof over the centre of the facade and rear elevation) and the 1 1/2 storey kitchen wing were present at that time.

The facade, which now faces west onto Islington Avenue, is functional yet graceful, with a centered door and carefully-spaced windows. Ornament, restrained throughout, is concentrated on the entrance. A single-leaf door with four panels is flanked by sidelights with 6-over-4 sliding sashes and plain aprons. The classical entry is distinguished by four moulded pilasters of the Carpenter's Tuscan variety which separate the door and sidelights from one another while simultaneously unifying the whole. The capitals of the pilasters are formed by projections of the moulded cornice. Two double-hung windows with 12-over-12 sashes are symmetrically arranged on each side of the entrance. Simple architrave moulding and plain wooden slip sills define all windows.

The south elevation, flanking Kellam Street, features one window in the lower storey identical to those on the main facade. In the half-storey, two windows reduced in size and containing two panes per sash, are symmetrically arranged.

On the north elevation, the arrangement of the fenestration is similar to that found on the south except that two windows, with nine-over-four sashes, are present in both stories.

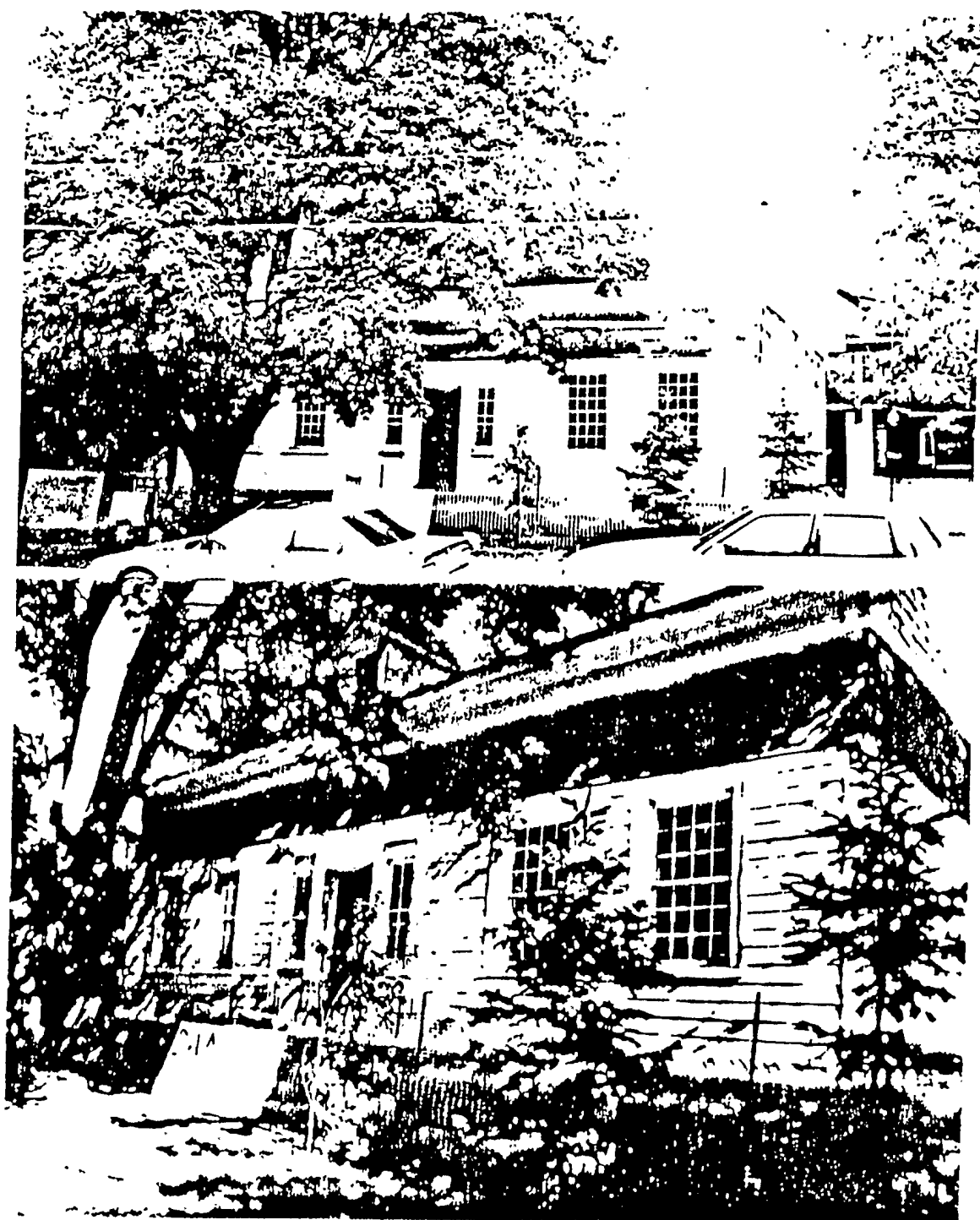
The rear (east) elevation is symmetrically arranged with an unadorned door centered in the wallspace and, to the left, a window with 12-over-12 sash. Prior to the relocation of the building, the 1 1/2 story wing was removed, although its gable roofline and evidence of two doors, one per storey, remain.

The clapboard siding is anchored by cornerboards. An open single-storey, three-sided, wrap verandah, removed in order to transport the building, will be replaced and extended to protect the rear elevation. The retention of the upper door on the east elevation serves as a reminder of the location of the former kitchen wing.

The Arthur McNeil House is a fine example of a Georgian farmhouse constructed for a man of some means. Current plans for restoration will ensure that the early 19th century appearance of the building will be preserved.

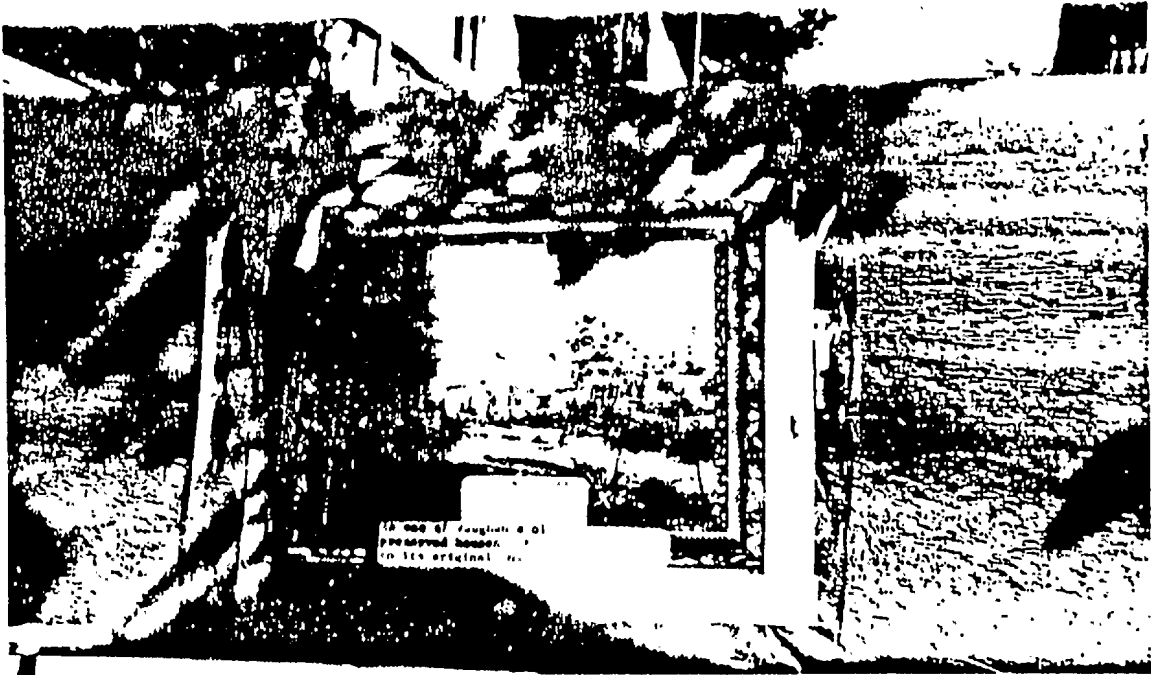
October 1987

ARTHUR MCNEIL HOUSE



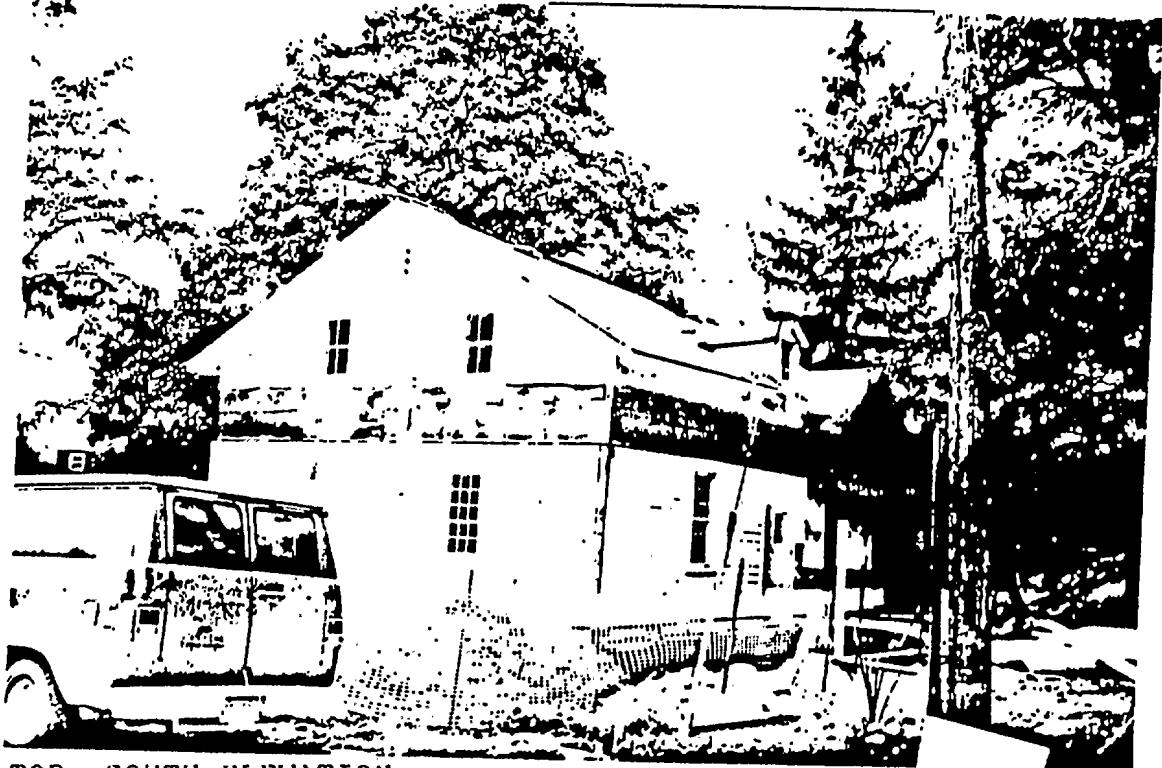
TOP AND BOTTOM: MAIN (WEST) FACADE

ARTHUR MCNEIL HOUSE



TOP: PAINTING OF ARTHUR MCNEIL HOUSE, DISPLAYED ON-SITE  
BOTTOM: DETAIL OF ENTRANCE

ARTHUR MCNEIL HOUSE



TOP: SOUTH ELEVATION  
BOTTOM: SOUTH AND WEST ELEVATIONS