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Office of the City Clerk

**RECEIVED**  
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Ontario Heritage Trust

April 10, 2024

Via mail

[REDACTED]  
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Dear [REDACTED]

**Re: Kingston City Council Meeting, April 2, 2024 – By-Law Number 2024-179; A By-Law to Designate the property at 2432 4<sup>th</sup> Concession Road to be of Cultural Heritage Value and Interest pursuant to the *Ontario Heritage Act***

At the regular meeting on April 2, 2024, Council gave three readings to By-Law Number 2024-179; A By-Law to Designate the property at 2432 4<sup>th</sup> Concession Road to be of Cultural Heritage Value and Interest pursuant to the *Ontario Heritage Act*.

Attached please find By-Law Number 2024-179, and the Notice of Passing.

Yours sincerely,

Janet Jaynes  
City Clerk  
/nb

Encl. By-Law Number 2024-179  
Notice of Passing

C.C. Ontario Heritage Trust  
Ryan Leary, Heritage Planner

**Notice of Passing By-Laws to Designate  
The following properties to be of Cultural Heritage Value and Interest Pursuant to  
the Provisions of the *Ontario Heritage Act* (R.S.O. 1990, Chapter 0.18)**

**Take Notice** that under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18, By-Law Numbers 2024-172, 2024-176, 2024-177, 2024-178, 2024-179, 2024-180, 2024-181, 2024-182, 2024-183 and 2024-184 were passed by the Council of The Corporation of the City of Kingston and approved by Mayoral Decision Number 2024-11 on April 2, 2024 to designate the following lands to be of cultural heritage value and interest:

**888 Montreal Street** (Part Farm Lot 5 Con West Great Cataraqui River Kingston as in FR372716; City of Kingston, County of Frontenac);

**1070 Old Mill Road** (Lots 71 to 279, Block 288 to Block 296, Blocks 298 to Block 302, All inclusive, Blocks 306, 309 and 310, Plan 1853; Part Blocks 281, 283, 284, 285, 286 and 287, Plan 1853; Part Old Mill Road, Plan 1853 (Closed by By-Law FC131563) and All of Greenbank Road, Cascade Drive, Marigold Drive, Bluebell Road, Bluebell Circle and Larkspur Place (Closed By By-Law FC131563), Plan 1853 and Part Lots 17 and 18, Con 3 Township of Kingston and Part Road Allowance between Lots 17 and 18 Con 3 Township of Kingston, Parts 1 to 12 Inclusive and Part 17, Plan 13R-20745, Save & Except Parts 1 to 7 Inclusive, Plan 13R20899 and Except Plan 13M115, Subject to an Easement in Gross Over Part 2, Plan 13R-20745 as in FC94827, Subject to an Easement in Gross Over Parts 4,5,9 and 12 Plan 13R-20745 as in FC111457, Subject to an Easement in Gross Over Parts 7 & 8 Plan 13R-20745 as in FC94826, Subject to an Easement in Gross Over Part 6, Plan 13R-20745 as in FR784498, Together with an Easement Over Part Lots 17 and 18 Con 3, Township of Kingston Parts 13, 14, 15 and 16 Plan 13R-20745 as in FR546947; City of Kingston, County of Frontenac), known as the Riley House;

**156 Princess Street** (Part Lot 290 Original Survey Kingston City as in FR147156; S/T interest in FR147156; City of Kingston, County of Frontenac), known as the Tolbert Buildin;

**197-205 Wellington Street** (Part Lot 118 Original Survey as in FR463319, S/T interest in FR197670; City of Kingston, County of Frontenac);

**2432 4<sup>th</sup> Concession Road** (Part Lot 19 Con 4 Pittsburgh as in FR500719; former Pittsburgh Township; City of Kingston, County of Frontenac), known as the Hysop House;

**2555 Highway 38** (Part Lots 2 and 3 Concession 5 Kingston as in FR402561 (Firstly) Except Part 1, Plan 13R-8537 and Part 1, Plan 13R-19108; Except Parts 1 and 2, Plan 13R-22273; S/T FR101876 Amended by RP1060 Subject to an Easement as In FR272461 Subject to an Easement as in FR304250; now City of Kingston, County of Frontenac), known as the Davidson House;

**490 Bagot Street** (Lot 10 Plan B6 Kingston City; Part Lot 3 Plan B6 Kingston City as in FR431766; S/T FR431766; City of Kingston, County of Frontenac), known as the Millers Lane House;

**711 King Street West** (Lot 11 N/S King St Plan 54 Kingston City; Part Lot 11 S/S Baiden St, Plan 54 Kingston City as in FR346311; City of Kingston, County of Frontenac), known as the Schroeder House;

**991 Sydenham Road** (Part Lot 15 Concession 3 Kingston Parts 1 & 3 13R-5093; City of Kingston, County of Frontenac), known as the McGarvey House; and

**512 Frontenac Street** (Lot 586, Plan A12, Kingston; Part Lot 585, Plan A12, Kingston as in FR115877 Except Part 1 on Reference Plan 13R-13405, & as in FR131530 Except the Easement Therein; City of Kingston, County of Frontenac), known as the La Paroisse St. Francios d'Assise.

**Additional information**, including a full description of the reasons for designation is available upon request from Ryan Leary, Senior Heritage Planner, Heritage Services at 613-546-4291, extension 3233, or at [rleary@cityofkingston.ca](mailto:rleary@cityofkingston.ca) during regular business hours.

Any person who objects to one or more of these By-laws may appeal to the Ontario Land Tribunal by giving the Tribunal and the City Clerk, within 30 days of the publication of this notice, a notice of appeal setting out the objection to the By-Law(s) and the reasons in support of the objection, accompanied by the fee charged by the Tribunal.

**Dated** at the City of Kingston

Janet Jaynes, City Clerk

This 9th day of April, 2024

City of Kingston

City Council voted in favour of this by-law on April 2, 2024

Written approval of this by-law was given on April 2, 2024 by Mayoral Decision Number 2024-11

Clause 2, Report Number 21, February 6, 2024

### **By-Law Number 2024-179**

## **A By-Law to Designate the property at 2432 4<sup>th</sup> Concession Road to be of Cultural Heritage Value and Interest Pursuant to the *Ontario Heritage Act***

**Passed:** April 2, 2024

### **Whereas:**

Subsection 29(1) of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18 (the "*Ontario Heritage Act*") authorizes the council of a municipality to enact by-laws to designate property within the municipality, including buildings and structures on the property, to be of cultural heritage value or interest;

The *property* was listed on the register established pursuant to Section 27 of the *Ontario Heritage Act* in 2010;

On January 24, 2024, Council of the City of Kingston ("*Council*") consulted with its municipal heritage committee regarding the designation of the property municipally known as the Hysop House at 2432 4<sup>th</sup> Concession Road (the "*property*") in accordance with subsection 29(2) of the *Ontario Heritage Act*;

On February 6, 2024, *Council* caused notice of its intention to designate the *property* to be given to the owner of the *property* and to the Ontario Heritage Trust (the "*Trust*"), and on February 13, 2024, notice of the intent to designate the *property* was published in The Kingston Whig-Standard, a newspaper having general circulation in the City of Kingston; and

No notice of objection to the proposed designation was served on the municipal Clerk (the "*Clerk*") of the Corporation of the City of Kingston (the "*City*") within the time prescribed by subsection 29(5) of the *Ontario Heritage Act*.

**Therefore, *Council* enacts:**

1. The *property* is designated as being of cultural heritage value and interest, as more particularly described in Schedule "A" of this by-law.
2. A copy of this by-law will be registered against the *property* in the appropriate land registry office. The *Clerk* is authorized to serve a copy of this by-law on the owner of the *property* and the *Trust*, and to cause notice of the passing of this by-law to be published in The Kingston Whig-Standard.

3. The *City* reserves the right to install a designation recognition plaque on the *property*, in a location and style determined by the *City* in consultation with the owner.
4. This by-law will come into force and take effect on the date it is passed.

**Given all Three Readings and Passed: April 2, 2024**



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**Janet Jaynes**  
City Clerk



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**Bryan Paterson**  
Mayor



**Schedule "A"****Description and Criteria for Designation  
Hysop House**

Civic Address:	2432 4 <sup>th</sup> Concession Road
Legal Description:	Part Lot 19 Con 4 Pittsburgh as in FR500719; former Pittsburgh Township; City of Kingston, County of Frontenac
Property Roll Number:	1011 090 020 25400

**Introduction and Description of Property**

The Hysop House, located at 2432 4<sup>th</sup> Concession Road, is situated on the north side of the road at the northeast corner with Joyceville Road, in the former Township of Pittsburgh, now City of Kingston. The 3.2-hectare rural property contains a one-and-a-half storey limestone farmhouse and a number of 20<sup>th</sup> and 21<sup>st</sup> century rural outbuildings, built for John and Sarah Hysop around 1862.

**Statement of Cultural Heritage Value/Statement of Significance**

*The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.*

The Hysop House is a rare example of a one-and-a-half storey, mid-19<sup>th</sup> Century, Ontario vernacular limestone farmhouse. The Hysop House is a rare example of this style as its main entrance is located on the gable end, while typical Ontario vernacular farmhouses exhibit a symmetrical facade with central low-pitched gable with a window and entranceway underneath that are flanked by large rectangular window openings. This feature does not appear to be a later alteration, as there is no evidence of a door ever being located on the west elevation, making this building a rare example of this style of Ontario vernacular house in the Kingston area.

The western elevation (facing Joyceville Road) includes the typical central gable, embellished by decorative vergeboards and an arched window opening with radiating stone voussoirs. The main front entranceway, however, is located on the southern elevation and includes a recessed opening with molded panels, narrow side lights and a transom window.

The Hysop House's T-shaped plan includes a kitchen tail addition on its eastern side, with a later stone carriage house attached thereto. Common for this Georgian-influenced Ontario vernacular style of house is the medium-pitched gable roof and regular arrangement of rectangular window openings found throughout the building.

A single brick chimney is located at the northern gable end of the main house and at the eastern gable end of the kitchen tail. A third brick chimney is found on the southern gable end of the carriage house addition.

*The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.*

The high degree of craftsmanship of the Hysop House is evident in the exceptional quality of the masonry. The limestone on the main house is squared, dressed and laid in courses and includes stone voussoirs that top all the doors and window openings of the house, and stone sills that underscore the windows. The limestone foundation is slightly projecting and uncoursed to provide a distinction and contrast to the walls of the main building. The single-storey carriage house, while likely built at a slightly later time, is also constructed with the buff-coloured Pittsburgh Township limestone and laid in courses.

*Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.*

The Hysop House is associated with John and Sarah Hysop who constructed and lived in the house with their five children. The Hysops were a successful farming family in the area and at one point owned over 81 hectares (200 acres) and employed five workers and a housekeeper. The Hysop family owned the property until 1926.

*The property has contextual value because it is important in defining, maintaining or supporting the character of an area.*

The Hysop House has contextual value as its architectural design and integrity support and maintain the scenic and historic rural character of the road.

## **Cultural Heritage Attributes**

Key exterior elements that contribute to the property's cultural heritage value include its:

- One-and-a-half storey, T-shaped plan, limestone dwelling with central medium-pitched gable that includes an arched window opening with radiating stone voussoirs;
- Symmetrical fenestration of rectangular openings with stone voussoirs and stone sills,
- Recessed main entranceway with molded surrounds, narrow side lights and transom;
- Medium-pitched cross-gabled roof with three brick chimneys, and decorative wooden vergeboard on the gables;
- Attached limestone carriage house with flat-arched carriageway opening; and
- Visibility and legibility of the heritage attributes from the roads.



## **Non-Heritage Attributes**

Elements that are not included in the Statement of Cultural Heritage Value of the property include its:

- Modern detached outbuildings