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Office of the City Clerk

May 15, 2018

ONTARIO HERITAGE TRUST

MAY 16 2018

RECEIVED

[REDACTED]
890 Front Road
Kingston, ON K7M 4M1

Dear [REDACTED]:

Re: Heritage Designation – Wartman Farmhouse at 890 Front Road

Pursuant to section 29 of the *Ontario Heritage Act*, attached please find the following:

1. By-Law Number 2017-218 entitled "A By-Law to Designate the Wartman House at 890 Front Road to be of Cultural Heritage Value and Interest pursuant to the provisions of the Ontario Heritage Act (R.S.O. 1990, 0.18)", which was registered on title on April 5, 2018, as Instrument FC258130.

If you have any questions please do not hesitate to contact Ryan Leary, Senior Heritage Planner, Planning, Building & Licensing Services at 613 546 4291, extension 3233, or at rleary@cityofkingston.ca during regular business hours.

Sincerely,


John Bolognone
City Clerk

/s/

Enclosure – Registered By-Law

cc: R. Leary, Senior Heritage Planner
Ontario Heritage Trust

The Corporation of the City of Kingston
216 Ontario Street, Kingston, ON K7L 2Z3

Phone: (613) 546-4291 ext. 1247

Fax: (613) 546-5232

jbolognone@cityofkingston.ca

Properties

PIN 36118 - 0284 LT
Description PT LT 6, CON 1 AS IN FR484797 ; KINGSTON TOWNSHIP
Address 890 FRONT RD
KINGSTON

Applicant(s)

This Order/By-law affects the selected PINs.

Name THE CORPORATION OF THE CITY OF KINGSTON
Address for Service 216 Ontario Street, Kingston, ON K7L
2Z3

This document is being authorized by a municipal corporation Bryan Paterson, Mayor and John Bolognone, City Clerk.
This document is not authorized under Power of Attorney by this party.

Statements

This application is based on the Municipality By-law See Schedules.

Signed By

Katie A. Donohue	216 Ontario Street Kingston K7L 2Z3	acting for Applicant(s)	Signed	2018 04 05
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Tel 613-546-4291

Fax 613-546-6156

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

CITY OF KINGSTON	216 Ontario Street Kingston K7L 2Z3	2018 04 05
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Tel 613-546-4291

Fax 613-546-6156

Fees/Taxes/Payment

Statutory Registration Fee	\$63.65
Total Paid	\$63.65

File Number

Applicant Client File Number : LEG-C01-001-2018



I, **Janet Jaynes** , hereby certify this to be a true and correct copy of **By-Law Number 2017-218, "A By-Law to Designate the Wartman Farmhouse at 890 Front Road to be of Cultural Heritage Value and interest pursuant to the Provisions of the Ontario Heritage Act (R.S.O. 1990, 0.18)"**, which was passed by the Council of The Corporation of the City of Kingston on January 9, 2018.

A handwritten signature in cursive script, appearing to read "Janet Jaynes".

Dated at Kingston, Ontario
this 10th day of January, 2018

Janet Jaynes, Acting City Clerk
The Corporation of the City of Kingston

By-Law Number 2017-218

A By-Law To Designate the Wartman Farmhouse at 890 Front Road to be of Cultural Heritage Value and Interest pursuant to the Provisions of the *Ontario Heritage Act* (R.S.O. 1990, 0.18)

Passed: January 9, 2018

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 Heritage Kingston Committee and has approved the designation of the property located at 890 Front Road, also known as the Wartman Farmhouse (Part Lot 6, Concession 1 as in FR484797; Former Township of Kingston, County of Frontenac) on October 4, 2017; 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 November 21, 2017; and

Whereas no notice of objection to the proposed designation was served to the Clerk of The Corporation of the City of Kingston.

Therefore be it resolved that the Council of The Corporation of the City of Kingston hereby enacts as follows:

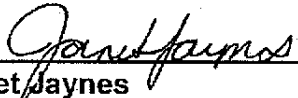
1. To designate as being of cultural heritage value and interest the following property in the City of Kingston: 890 Front Road, also known as the Wartman Farmhouse, more particularly described in Schedule "A" attached hereto and forming part of this By-Law;
2. A copy of the designating By-Law shall 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 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 definition (or as otherwise defined in the City's Procedural By-Law for Heritage):
"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."

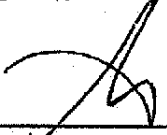
4. The City reserves the right to install a designated property plaque or interpretive panel; and
5. This By-Law shall come into force and take effect on the date of its passing.

Given First and Second Readings November 7, 2017

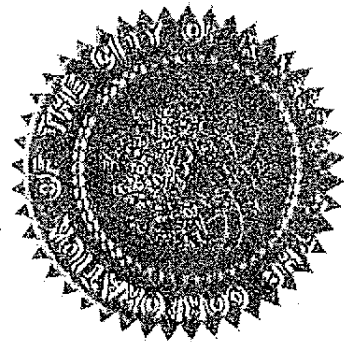
Given Third Reading and Passed January 9, 2018



Janet Jaynes
Acting City Clerk



Bryan Waterson
Mayor



Schedule "A"**Description and Reasons for Designation****Wartman Farmhouse**

Civic Address: 890 Front Road

Legal Description: Part Lot 6, Concession 1 as in FR484797; Former Township of Kingston, County of Frontenac

Property Roll Number: 1011080040088000000

Introduction and Description of Property

The Wartman Farmhouse at 890 Front Street is located on the north side of the road in the former Township of Kingston, now part of the City of Kingston. The property contains a two-storey Italianate brick house built circa 1860.

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

The Wartman Farmhouse is an excellent example of an Italianate brick house. The house is in a style known as an Ontario adaptation of the Italianate style which was introduced in 1865 – style was published in *The Canada Farmer*, but was popular as early as the 1850s. The house is constructed from red brick laid in Flemish bonds (front façade only) on a limestone foundation. Typical of the Italianate style is the symmetrical front façade, with a two-storey projecting frontispiece with a gable roof. The paired and arched window openings are also representative of this style. The medium-pitch hip roof features a low-pitch gable, decorative cornice and modillion brackets; and a large red brick double flue chimney on the east side of the building.

The high degree of craftsmanship and fine brickwork on the house is particularly visible in the details on the frontispiece which includes a circular window opening with a brick surround located in the peak of the gable; three narrow arched window openings with brick voussoirs; and a projecting one-storey vestibule with dentil patterned cornice, pilasters, and an entranceway with a fanlight with arched muntins, a keystone within a recessed brick surround. The vestibule is flanked on the second-storey by two arched window openings, stone sills, stone brackets, and red brick voussoirs. On the first-storey, the vestibule is flanked by bay windows with a stone sill and small brackets. A verandah with a bell curve roof with bargeboard supported by decorative square columns is located on both sides of the vestibule. The decorative details are carried through onto the east elevation that exhibits a central projecting two storey chimney flanked by rectangular window openings with stone sills, stone brackets, and brick voussoirs. The corners of the building are defined by slightly recessed brick projections.

Two rear additions project from the rear east corner. The first addition is a square plan structure with a low-pitch gable roof with the corner of the building defined by subtle red brick projection, window openings with red brick voussoirs and stone sills, a first storey entranceway with a portico sheltered by a flared hip roof supported by square columns. The second addition is linked to the main structure by the first addition and is a smaller square plan structure with a low-pitch gable roof and an entranceway with brick voussoirs.

Historical/Associative Value

The Wartman Farmhouse is associated with the Wartman family, who farmed the land for over 100 years. The Crown Patent for the Lot 6, Concession 1 was originally obtained by Barnabas Wartman at the turn of the 19th century. The Wartman family are descendants of Abraham Wartman who was a German-born immigrant who originally settled in New York State, enlisted in the Walter Butlers Company of Rangers in the late 1770s and was one of many Loyalist soldiers who settled in Kingston. John Herchmer Wartman (1822-1888) received the deed for the east half of the property in 1850 from his paternal grandfather or uncle, Barnabas Wartman. John Wartman married Jane Ann Grass (1823-1903) in 1852, the daughter of another United Empire Loyalist settler; together they had eight children: Charles Henry (1852-unknown), George Allen (1855-unknown), Ester Permilie (1857-unknown), Agnes E. Adelaide (1858 - 1927), John A. (1862-unknown), Millie (1863-unknown), Ida Amelia (1863-1941), and Sherman Everitt (1865-1925). After her husband's death, Jane Wartman became the owner of the family home through an 1889 quit claim deed. From the 1930s to the 1970s, Percy Wartman, grandson of John H. Wartman, was living and farming on the property.

The Wartman Farmhouse displays various features that could be attributed to well-known local architect William Coverdale, who designed many houses in this style, in the 1850s. A direct connection to Coverdale has not been found.

Contextual Value

The Wartman Farmhouse's distinctive architecture makes it a landmark along Front Road. Its contextual value is further indicated by its generous landscaped setting and its close location to the Wartman House at 86 Sunny Acres Road, a property owned by John H. Wartman's great-uncle and his family until the 1970s.

Cultural Heritage Attributes

- Two-storey construction;
- Constructed from red brick, with front façade laid in Flemish bonds;
- Limestone foundation;
- Medium-pitch hip roof featuring a low-pitch gable, decorative cornice and modillions;
- Large red brick double flue chimney on the east side;

- Symmetrical front façade with a two-story projecting frontispiece covered with a gable roof;
- Central projecting frontispiece with a circular window opening with red brick surround in the peak of the low-pitch gable;
- Three narrow arched window openings with red brick voussoirs;
- Frontispiece is flanked by two arched window openings with stone sills, brackets, and brick voussoirs;
- Windows on the west side of the second storey with arched muntins;
- Central projecting vestibule with dentil patterned cornice, pilasters, and an entranceway with a fanlight with arched muntins, a keystone and recessed brick surround;
- Vestibule flanked by bay windows featuring stone sills and small brackets;
- Bell curve roof over verandah with decorative square columns and simple bargeboard located on the first-storey front façade;
- Symmetrical east elevation with projecting two-storey chimney flanked by rectangular window openings with stone sills, stone brackets, and red brick voussoirs;
- Corners of the building defined by subtle projections; and
- The visibility and legibility of its heritage attributes from Front Road.