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RECEIVED

By Ontario Heritage Trust at 3:35 pm, Jun 16, 2020

BY-LAW NO. 2005-133

A BY-LAW TO DESIGNATE 86 SUNNY ACRES ROAD TO BE OF HISTORICAL AND ARCHITECTURAL VALUE PURSUANT TO THE PROVISIONS OF THE ONTARIO HERITAGE ACT (Peter Wartman House)

PASSED: May 17, 2005

WHEREAS Section 29 of the Ontario Heritage Act, R.S.O. 1990, c. O.18 authorizes the Council of a Municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of architectural or historical value or interest;

AND WHEREAS Council has consulted with its Municipal Heritage Committee and has approved the **designation** of a historical property located at Concession 1 Part of Lot 10 between Little Cataraqui Bay and Pleasant Point at 86 Sunny Acres Road, known as the Peter Wartman House, at **the 24th June 2003 Council Session**.

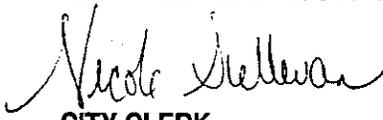
AND WHEREAS Notice of the designating by-law was published in a newspaper having general circulation in the municipality on January 22, 2005;

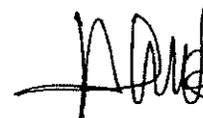
AND WHEREAS no notice of objection to the proposed designation was served to the Clerk of the Corporation of the City of Kingston;

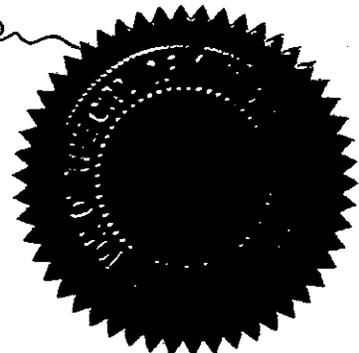
THEREFORE, the Council of The Corporation of the City of Kingston hereby enacts as follows:

1. To designate as being of historical and architectural value or interest the following property in the City of Kingston:
 - (a) **86 SUNNY ACRES ROAD "Peter Wartman House"**
2. The above mentioned property is more particularly described in Schedule "A" attached hereto.
3. 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 *Whig Standard* for each of three Consecutive Weeks.
4. This By-Law shall come into force and take effect on the date of its passing.

GIVEN ALL THREE READINGS AND PASSED May 17, 2005


CITY CLERK
(Acting)


MAYOR



Schedule "A"
Description and Reasons for Designation
Peter Wartman House (c.1840)

Legal Description

Concession 1, part of lot 10 (Former Kingston Township)
Civic Address: 86 Sunny Acres Road
Property Number: 101108001002100

Character Defining Features

- Part of original 1784 Loyalist farmstead.
- Vernacular limestone farmhouse dating to c.1840.
- Open setting with clear view of Lake Ontario.
- Remnants of formal gardens.

Historical Reasons

The first home on this site, a single-room log cabin, was built in 1784 by Abraham and Catherine Wartman who came here with and their seven children together with Captain Michael Grass as Loyalist refugees from the Susquehanna Valley in Pennsylvania. Construction began on a stone house in 1792. In the late 1830's or early 1840's the original stone house was replaced by the present one, also built of local limestone. The property came into the ownership of Kingston Township in 1962.

A plaque installed on the site by the former Kingston Township states that the Peter Wartman House was built in 1803 and it declares that "it is the first stone house built on the shores of Lake Ontario between Kingston and Toronto". This reference is likely to the first stone house built here by Peter Wartman in 1792.

Architectural Reasons (Exterior)

The Wartman House is architecturally important not only because of all its individual exterior features, but also as a whole structure; it is an excellent unaltered example of masonry construction from the first half of the 19th century. This simple but elegant, generously and beautifully proportioned vernacular farmhouse is built of coursed, squared and roughly dressed limestone, its style and construction details dating it to c.1840. There is historical evidence of a previous limestone dwelling being built here in the 1790's, but no remnants of it seem to have survived. The main section of the Wartman house is one and a half storeys and five bays wide with a central doorway on the identical front and rear facades, while the kitchen wing to the east is a single storey. The existing original windows are 12 over 12 sash on the lower floor and 8 over 8 on the upper floor. The house sits at the crest of a long open slope toward the water where its architectural features enhance the historical importance of the entire site.

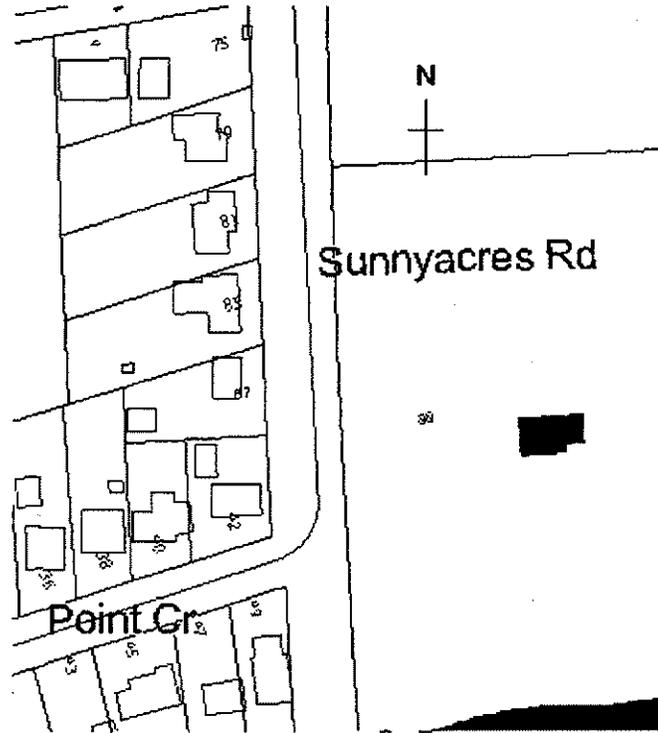
Architectural Reasons (Interior)

The interior has been altered, but retains a number of noteworthy original features, including:

- Kitchen mantelpiece at the eastern end of the kitchen wing surrounding a bake oven and fireplace, both now filled in.
- Boxed staircase
- Original large rim locks on front and rear main entrance doors
- Original doors and windows

Site Significance

The Wartman House is located in Patterson Park, a site which still resembles the original rural setting of the building. The property slopes unobstructed from the house to the waters edge of Lake Ontario, providing the appropriately generous setting that enables the building to retain its historical context. The park has numerous mature trees and shrubs as well as evidence of a formal garden near the house.



Property Location





LEGAL SERVICES GROUP MEMORANDUM

Our Ref. No. R01-007-2005-PE
R01-06-2005-RU

TO: Carolyn Downs
Manager, Council Support

FROM: Katie Donohue
Junior Law Clerk

DATE: July 25, 2005

SUBJECT: Heritage By-Laws
86 Sunny Acres Road and 110 Collingwood Street

Please find enclosed for your records the following registered by-laws:

By-Law 2005-133 "A By-Law To Designate 86 Sunny Acres Road To Be Of Historical And Architectural Value Pursuant To The Provisions Of The Ontario Heritage Act (Peter Wartman House), registered on title July 20, 2005, as Instrument 745530.

By-Law No. 2005-132 "A By-Law To Designate 110 Collingwood Street To Be Of Architectural Value Pursuant To The Provisions Of The Ontario Heritage Act (Inglewood), registered on title July 20, 2005, as Instrument FC5726.

Please let me know if you have any questions or concerns.

Katie Donohue
Katie Donohue
Junior Law Clerk

c.c. Marcus Letourneau, Heritage Planning, Planning Services

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<p style="writing-mode: vertical-rl; transform: rotate(180deg); font-size: small;">FOR OFFICE USE ONLY</p> <p style="text-align: center; font-weight: bold;">745530</p> <p style="text-align: center; font-size: x-small;">CERTIFICATE OF REGISTRATION FRONTENAC (3) KINGSTON LAND REGISTRATION</p> <p style="text-align: center; font-size: x-small;">2005 JUN 20 AM 9 18</p> <p style="text-align: right; font-size: x-small;"><i>M. Fleming</i></p> <p style="font-size: x-small;">New Property Identifiers</p> <p style="font-size: x-small;">Executions</p> <p style="font-size: x-small;">Additional: See Schedule <input type="checkbox"/></p> <p style="font-size: x-small;">Additional: See Schedule <input type="checkbox"/></p>	<p>(1) Registry <input checked="" type="checkbox"/> Land Titles <input type="checkbox"/></p>	<p>(2) Page 1 of 5 pages</p>	<p>(3) Property Identifier(s) Block 36003 Property 0034</p> <p style="text-align: right; font-size: x-small;">Additional: See Schedule <input type="checkbox"/></p>
	<p>(4) Nature of Document By-Law</p>		
	<p>(5) Consideration Dollars \$NIL</p>		
	<p>(6) Description Part of Lot 10, Concession 1, City of Kingston, Geographic Township of Kingston, County of Frontenac, designated as Part 1 on Plan 13R-1334</p> <p style="text-align: right; font-size: 2em; font-weight: bold; margin-top: 20px;">BL#2005-133</p>		
	<p>(7) This Document Contains:</p>		
	<p>(a) Redescription <input type="checkbox"/> New Easement <input type="checkbox"/> Plan/Sketch <input type="checkbox"/></p> <p>(b) Schedule for: Description <input type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input checked="" type="checkbox"/></p>		

(8) This Document provides as follows:
By-Law 2005-133, passed May 17th, 2005 entitled as follows: A By-Law To Designate 86 Sunny Acres Road To Be Of Historical And Architectual Value Pursuant To The Provisions Of The Ontario Heritage Act (Peter Wartman House).

Continued on Schedule

(9) This Document relates to instrument number(s)

<p>(10) Party(ies) (Set out Status or Interest) Name(s)</p> <p>THE CORPORATION OF THE CITY OF KINGSTON By its solicitor Anthony Fleming</p>	<p>Signature(s)</p> <p style="text-align: center;"><i>Anthony Fleming</i></p>	<p>Date of Signature Y M D</p> <p style="text-align: center;">2005 07 15</p>
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(11) Address for Service City Hall, 216 Ontario Street, Kingston, ON K7L 2Z3

<p>(12) Party(ies) (Set out Status or Interest) Name(s)</p>	<p>Signature(s)</p>	<p>Date of Signature Y M D</p>
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(13) Address for Service

<p>(14) Municipal Address of Property</p> <p style="text-align: center;">86 Sunny Acres Road Kingston, ON</p>	<p>(15) Document Prepared by:</p> <p style="text-align: center;">Anthony Fleming Senior Legal Counsel – Legal Services Division City Hall 216 Ontario Street Kingston, ON K7L 2Z3</p>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="2" style="font-size: x-small;">Fees and Tax</th> </tr> <tr> <td style="font-size: x-small;">Registration Fee</td> <td style="text-align: center; font-size: 2em;">00</td> </tr> <tr> <td style="font-size: x-small;"> </td> <td> </td> </tr> <tr> <td style="font-size: x-small;"> </td> <td> </td> </tr> <tr> <td style="font-size: x-small;">Total</td> <td> </td> </tr> </table>	Fees and Tax		Registration Fee	00					Total	
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