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Office of the City Clerk

June 22, 2017

[REDACTED]
815 Wartman Avenue
Kingston, ON K7M 4M3

ONTARIO HERITAGE TRUST

JUN 26 2017

RECEIVED

Dear [REDACTED]

Re: Heritage Designation – Edward Horsey Cottage at 815 Wartman Avenue

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

1. By-Law 2017-89 entitled "A By-Law to designate the Edward Horsey Cottage at 815 Wartman Avenue 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 June 19, 2017, as instrument number FC241912.

If you have any questions please do not hesitate to contact Ryan Leary, Senior Heritage Planner, Planning & Development Department 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: P. Agnew, Director, Planning & Development
R. Leary, Senior Heritage Planner
M. Kimm, Planner

Ontario Heritage Trust

Properties

PIN 36119 - 0045 LT
Description LT 6, PL 1358; PT LT 5, PL 1358, PTS 1-3, 13R11024 ; S/T FR136274 KINGSTON TOWNSHIP
Address 815 WARTMAN AV
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	2017 06 19
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	2017 06 19
Tel 613-546-4291		
Fax 613-546-6156		

Fees/Taxes/Payment

Statutory Registration Fee	\$63.35
Total Paid	\$63.35

File Number

Applicant Client File Number : LEG-C01-002-2017



I, **John Bolognone**, hereby certify this to be a true and correct copy of **By-Law Number 2017-89 "A By-Law to Designate the Edward Horsey Cottage at 815 Wartman Avenue 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 June 6, 2017.

Dated at Kingston, Ontario
this 8th day of June, 2017

John Bolognone, City Clerk
The Corporation of the City of Kingston

By-Law Number 2017-89

A By-Law to Designate the Edward Horsey Cottage at 815 Wartman Avenue to be of Cultural Heritage Value and Interest pursuant to the Provisions of the *Ontario Heritage Act* (R.S.O. 1990, 0.18)

Passed: June 6, 2017

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 815 Wartman Avenue, also known as the Edward Horsey Cottage (Lot 6, Plan 1358; Part Lot 5, Plan 1358, Being Parts 1-3 on Reference Plan 13R-11024; Subject to FR136274; City of Kingston, County of Frontenac) on April 5, 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 April 25, 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: 815 Wartman Avenue, also known as the Edward Horsey Cottage, 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 April 18, 2017

Given Third Reading and Passed June 6, 2017



John Bolognone
City Clerk



Bryan Paterson
Mayor



Schedule "A"

Description and Reasons for Designation

Edward Horsey Cottage

Civic Address: 815 Wartman Avenue

Legal Description: Lot 6, Plan 1358; Part Lot 5, Plan 1358, Being Parts 1-3 on Reference Plan 13R-11024; Subject to FR136274, City of Kingston, County of Frontenac

Property Roll Number: 1011080030007000000

Introduction and Description of Property

The Edward Horsey Cottage, located at 815 Wartman Avenue, is situated on the south side of the road in the former Township of Kingston, now part of the City of Kingston. The property contains a one-and-a-half storey 'L'-shaped Italianate Villa constructed between 1860 and 1864.

Statement of Cultural Heritage Value/Statement of Significance

Physical/Design Value

The Edward Horsey Cottage is a good example of a mid-19th century one-and-a-half storey 'L'-shaped Italianate Villa style house. The house is decorative, with a white stuccoed exterior. The main wing of the house has a symmetrical front façade with a low-pitch side gable roof with two large brick chimneys, simple modillion, and a central medium-pitch front gable flanked by low-pitch front gable dormers. The gable includes decorative bargeboard and a circular window opening with a dark wood surround; the dormers includes double casement window openings and the front façade has a central enclosed vestibule with a hip roof and two central arched window openings with dark wood sills, voussoirs, surround, and brackets. The vestibule is flanked by window openings with dark wooden sills, surround, and brackets – the eastern window is double-wide with a gabled entablature surround, while the west window opening, although similar to the east window, includes a simpler architrave. The secondary wing located on the west side, has a low-pitch front gable roof with wide eaves and cornice brackets. The front façade is highlighted by a central double-wide window with a gabled entablature surround on the first storey, while the second storey of the front façade includes a central double-wide window with a decorative awning, balcony-like projection and modillion brackets. The west elevation exhibits a central double-wide window on the second storey, an off-centre double-wide window and an extension on the rear half – the siding clad extension has a hip roof, contains an entranceway and small square window, and the corners of the structure are highlighted with dark trim.

Historical/Associative Value

The Edward Horsey Cottage is associated with Edward Horsey. Horsey came into possession of the 60 acre parcel of land on the broken front in 1849 when he purchased it from William J. Purdy for £375. The land was farmed for at least 10 years, from 1851 to 1861. Under the direction of Edward Horsey, the farm grew wheat, peas, oats, buckwheat, potatoes; reared cattle, horses and a pig; and produced hay, butter, cheese, and pork. The farm was worth \$6,000 plus \$250 of farm implements by 1861.

Edward Horsey (1809-1869) was a well-known architect and builder in Kingston. He is noted for designing and building the eastern section of Elizabeth Cottage (a National Historic Site of Canada) at 251 Brock Street, in 1841-1843 as his family residence. Edward Horsey was born in Devonshire, England and trained with a builder in London. He moved to Kingston in 1832. Horsey had two successful building ventures (for rental) before building Elizabeth Cottage; the stone building beside the Elizabeth Cottage, and another no longer extant brick row house of 18 units along Clergy Street that burned down in 1862 and never rebuilt. Horsey also designed a number of other heritage buildings in Kingston, including the Frontenac County Courthouse (a National Historic Site) and the Kingston Penitentiary Warden House on King Street West (a Federal Heritage Building). As well, he was the architect at Kingston Penitentiary (a National Historic Site) from 1846 until his death in 1869. During this time, Horsey designed and constructed multiple aspects of the building, including the East and West Workshops, the Hospital and Dining Hall buildings and the Main Cell Block's dome, as well as the original west entrance lodge (no longer extant).

The subject building on Wartman Avenue was built on the edge of what became known as Horsey Bay on Lake Ontario.

Contextual Value

The Edward Horsey Cottage's distinctive architecture makes it a landmark along Wartman Road and Horsey Bay.

Cultural Heritage Attributes

- One-and-a-half storeys
- 'L'-shaped plan
- Stuccoed front façade and siding on the side elevations
- Symmetrical front façade
- Low-pitch gable roofs with flared eaves in main gable
- Two large buff coloured brick chimneys
- Simple paired brackets in gable
- Central medium-pitch front gable flanked by low-pitch front gable dormers
- Decorative bargeboard
- Circular window opening with wooden surround in contrasting colours and cross pattern
- Dormers with double casement window openings

- Central enclosed vestibule with a hip roof and two central arched window openings with wood sills, voussoirs, surround, and brackets in contrasting colours
- Vestibule flanked by window openings with wooden sills, surround, and brackets in contrasting colours
- Double-wide eastern window with a gabled entablature surround
- West window opening with a simple architrave
- Cornice brackets
- Wide eaves
- Central double-wide window with a gabled entablature surround
- Central double-wide window on second floor with a decorative bell cast awning, balcony-like projection, and modillions