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Clerk's Department
MEMORANDUM

RECEIVED
OCT 07 2008

TO: Lance Thurston, Commissioner, Community Development Services

FROM: Carolyn Downs, City Clerk

DATE: 2008-10-03

SUBJECT: DESIGNATION OF 80 GORE ROAD (914 HWY 15)- ONTARIO HERITAGE ACT

Pursuant to Section 29(6) of the Ontario Heritage Act, attached please find a copy of By-Law No. 2007-166, "A By-Law to Designate 80 Gore Road (914 Highway 15) Also Known as Ruttan House, Maclean Park, the Hawthorns, and Hawthorn Cottage to be Cultural Heritage Value Pursuant to the Provisions of the Ontario Heritage Act (R.S.O. 1990, Chapter 0.18)", which By-Law was registered on title on September 18, 2008, as Instrument No. 771039.

If you require any further information, please do not hesitate to contact Marcus Letourneau, Heritage Planner.

Yours truly,


Carolyn Downs
City Clerk

/ki

Enclosure

Cc: M. Letourneau, Heritage Planner, Culture & Heritage Division (with copy of By-Law)
S. Powley, Committee Clerk (KMHC)
Ontario Heritage Trust (with copy of By-Law)

Our File No. P18



I, **Carolyn Downs**, hereby certify this to be a true and correct copy of **By-Law No. 2007-166 "A By-Law To Designate 80 Gore Road (914 Highway 15) Also Known As 'Ruttan House', 'Maclean Park', And 'Hawthorn Cottage' To Be Of Cultural Heritage Value Pursuant To The Provisions Of The Ontario Heritage Act (R.S.O. 1990, Chapter 0.18) (See Clause (15), Report No. 90)"**, which By-Law was passed by the Council of the Corporation of the City of Kingston on December 18th, 2007.

DATED at Kingston, Ontario
this 26th day of August, 2008

Carolyn Downs, City Clerk
The Corporation of the City of Kingston

BY-LAW NO. 2007-166

A BY-LAW TO DESIGNATE 80 GORE ROAD (914 HIGHWAY 15) ALSO KNOWN AS RUTTAN HOUSE, MACLEAN PARK, THE HAWTHORNS, AND HAWTHORN COTTAGE TO BE OF CULTURAL HERITAGE VALUE PURSUANT TO THE PROVISIONS OF THE ONTARIO HERITAGE ACT (R.S.O. 1990, Chapter 0.18)

PASSED: December 18, 2007

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 Municipal Heritage Committee and has approved the designation of a property located at CON EGCR 10 PT LOT 6.76A and CON EGCR 10 PT LOT 11.05A (80 Gore Rd. and 914 Highway 15) on December 18, 2007;

AND WHEREAS notice of the designating by-law was published in the Kingston Whig Standard, which is a newspaper having general circulation in the municipality, on September 15, 2007;

AND WHEREAS notice of objection to the proposed designation was served to the Clerk of the Corporation of the City of Kingston;

NOW THEREFORE, 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:
 - (a) **80 Gore Road (914 Highway 15), also known as Ruttan House, MacLean Park, The Hawthorns, and Hawthorn Cottage**
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 Kingston Whig Standard.
4. For the purpose of interpretation, 'Maintenance' on this property will include the following works:

Maintenance is considered routine, cyclical, non-destructive actions, necessary to slow the deterioration of a historic place. It entails the following actions: periodical inspection; general property cleanup; general 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); repointing areas of wall space

under 1.5 square metres; works on the historic gardens; environmental protection and enhancement work, and all works undertaken in the rear portion of the property on the lower plateau.

- 5. This By-Law shall come into force and take effect on the date of its passing.

GIVEN FIRST AND SECOND READINGS September 4, 2007

GIVEN THIRD READING AND FINALLY PASSED December 18, 2007


CITY CLERK


MAYOR



Schedule "A"
Description and Reasons for Designation
80 Gore Road (914 Highway 15)
Also known as Ruttan House, MacLean Park, The Hawthorns, and Hawthorn Cottage

Legal Description

Civic Address: 80 Gore Road (914 Highway 15)
Lot/Concession: CON EGCR 10 PT LOT 6.76A; RIDEAU CANAL and CON EGCR 10 PT LOT 11.05A; RIDEAU CANAL
Property Number: 101109009012200; 101109009012100

Description of Property

The cultural heritage value of the 17.81-acre property at 80 Gore Road, (CON EGCR 10 PT LOT 6.76A; RIDEAU CANAL and CON EGCR 10 PT LOT 11.05A; RIDEAU CANAL), also known as "The Ruttan House," "The Hawthorns," "MacLean Park", and "Hawthorn Cottage," lies in its physical/design values, historical association with several prominent historical former Pittsburgh Township families and individuals, and its contextual value as a landmark on Highway 15 in the former Pittsburgh Township. It is of cultural heritage value not only because of its collection of distinctive attributes, but as a coherent whole property. The property contains Hawthorn Cottage, a one and one-half storey vernacular Classic Revival style limestone farmhouse built in 1866, remains of a formal garden and agricultural activities, a notable dry stone wall, pathways, and views of the Cataraqi River section of the Rideau Canal World Heritage Site. Notable exterior features of the "cottage" include the squared regular coursed limestone rubble stonework with voussoired openings, single limestone chimneys centered over the north and south gables, generous eave returns, a frieze decorated with dentils along its entire perimeter, the original main entranceway and door centered between two original tripartite Wyatt style windows and original glass in many of the windows. Notable interior features include high ceilings, a sweeping staircase from the entrance hallway, an early 20th century patterned oak main floor, original pine floor upstairs, original door and window casings, paneled reveals, baseboards, built-in cupboard, two fireplace mantelpieces and some doors with original locks. A single storey kitchen wing of random coursed limestone rubble with a stone chimney extends from the rear of the house. Behind the house is a traditional dry stone wall of exceptional quality and nearby, the remains of formal gardens identified by the presence of non-native flora species. Evidence of former agricultural activities can be seen in a barn near the main house, the foundation of a larger barn, old agricultural implements, and former orchards. The historical value of the property lies in its association with several prominent historical former Pittsburgh Township families and individuals, including John C. Ruttan and Donald and Alexander Hay. The property is contextually valuable because it serves as a landmark in the former Pittsburgh Township on Highway 15; as a City park and library; because of its views of the Cataraqi River section of the Rideau Canal World Heritage Site; and as a place for community activities.

Statement of Cultural Heritage Value or Significance:

The cultural heritage value of the 17.81-acre property at 80 Gore Road, also known as the "Ruttan House," "The Hawthorns," "MacLean Park," and "Hawthorn Cottage", lies in its physical/design values, historical association with several prominent historical former Pittsburgh Township families and individuals, and its contextual value as a landmark in the former Pittsburgh Township on Highway 15.

Physical/Design Value

Because of its classical detailing, Hawthorn Cottage (1866) has design and physical value as a late finely crafted example of the vernacular Classic Revival style. The "cottage" is built of regular coursed, neatly squared limestone rubble with flat arch voussoirs and hammer-dressed sills on all the openings, and single limestone chimneys centered over the north and south gables. The house features generous eave returns, a frieze decorated with dentils along its entire perimeter, the original front entranceway and door with matching fielded panels and moldings, sidelights and a fanlight with an intricate pattern of intersecting ogee arches repeated in the semi-circular head of the front gable window above, original tripartite Wyatt style windows on either side of the entrance and original glass in many windows. The interior of the "cottage" includes striking features such as high ceilings, a sweeping staircase from the entrance hall, an early, 20th century patterned oak main floor. The upstairs has its original pine floors. The original paneled window reveals, casings, baseboards, built-in cupboard and two companion mantelpieces with bold pilasters, fluted on one and reeded on the other all display superb craftsmanship. Several doors have original locks in place, including a labeled Carpenter rim lock on the entrance door and two unique cast locks upstairs with embossed woodland hunting scenes. There is a one storey west kitchen wing of random coursed limestone rubble with a single stone chimney. A traditional dry stone wall of exceptional quality with a coping of vertical curved top stones extends across the easterly boundary of a large south side yard. Nearby are the remains of formal gardens identified by the presence of non-native species of trees, shrubs, and flowers. Evidence of former agricultural activities can be seen in a barn located near the main house, the foundation of a larger barn, old agricultural implements and former orchards.

Historical/Associative Value

80 Gore Road has historical/associative value because of its connections with several prominent local families and individuals. The property was part of the original 1786 Loyalist land grant, EGCR Lot 10 (East side of the Great Catarqui River) and in 1839 was purchased by John Ruttan, a prominent Pittsburgh farmer, a United Empire Loyalist, and the third reeve of Pittsburgh Township. The "cottage" was built for Ruttan and his family between 1863 and 1866 by Donald and Alexander Hay, Scottish stonemasons who had immigrated to the Pittsburgh Township. Ruttan named the house "The Hawthorns" because of the many hawthorns on the property.

Contextual Value

The property is contextually valuable because it serves as a landmark in the former Pittsburgh Township on Highway 15. Hawthorn cottage has been carefully restored and adapted as a community centre and library for local activities in the former Pittsburgh Township, offering educational programs and activities for all ages and space for community meetings. The property also provides for events, such as outdoor musical presentations during the summer. In addition, the property's park space has pathways for scenic nature walks and excellent views of the Catarqui River/Rideau Canal World Heritage Site.

Character Defining Features/Heritage Attributes*Physical/Design Attributes*Exterior of Hawthorn Cottage:

- Late vernacular Classic Revival style
- Regular coursed, squared limestone rubble on the main part of the house with single limestone chimneys centered over the north and south gables

- Random coursed limestone rubble stonework with a single stone chimney on the west kitchen wing
- Original main entranceway and door with matching paneling and molding
- Generous eave returns
- A frieze decorated with dentils surrounding the entire roof
- Original tripartite Wyatt style windows each side of the front entranceway
- Original glass in many windows
- Flat arch voussoirs and stone sills on all openings
- Traditional dry stone wall
- Evidence of historic garden and agricultural activities

Interior of Hawthorn Cottage:

- High ceilings
- A sweeping staircase from the entrance hall
- Original pine floor upstairs
- Early 20th century patterned oak main floor
- Exposed rubble stone gable wall of the kitchen wing
- An original built-in cupboard on the main floor
- Two original fireplaces with finely detailed mantelpieces
- Original locks on some doors

Historical/Associative Attributes

- Its association with John Ruttan, a prominent Pittsburgh farmer, a United Empire Loyalist, and the third reeve of Pittsburgh Township, who commissioned the construction of the "cottage" in 1863 and had it completed by 1866.
- Its association with Scottish stonemasons Donald and Alexander Hay who built the house

Contextual Attributes

- The Hawthorn Cottage property serves as a landmark in the former Pittsburgh Township on Highway 15
- Its role as a library and centre for local community activities
- Its pathways and views of the Cataraqui River /Rideau Canal World Heritage Site

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Figure 1: Location of Property



Figure 2: 2004 Ortho Image of Property



Figure 3: Built in cupboard

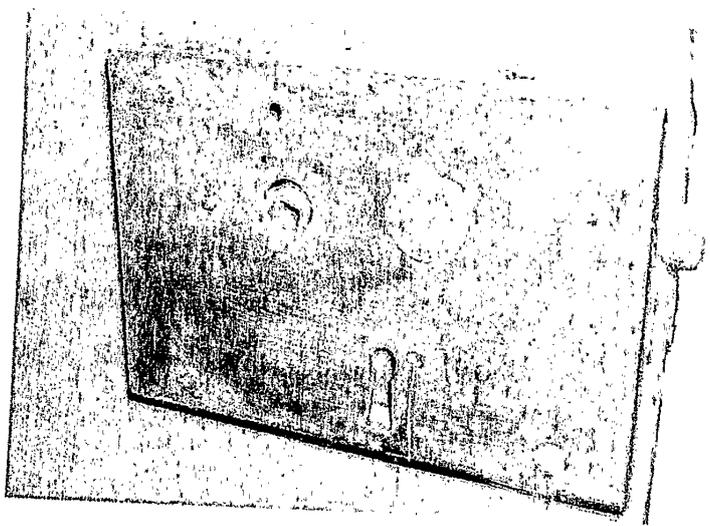


Figure 4: Interior Lock

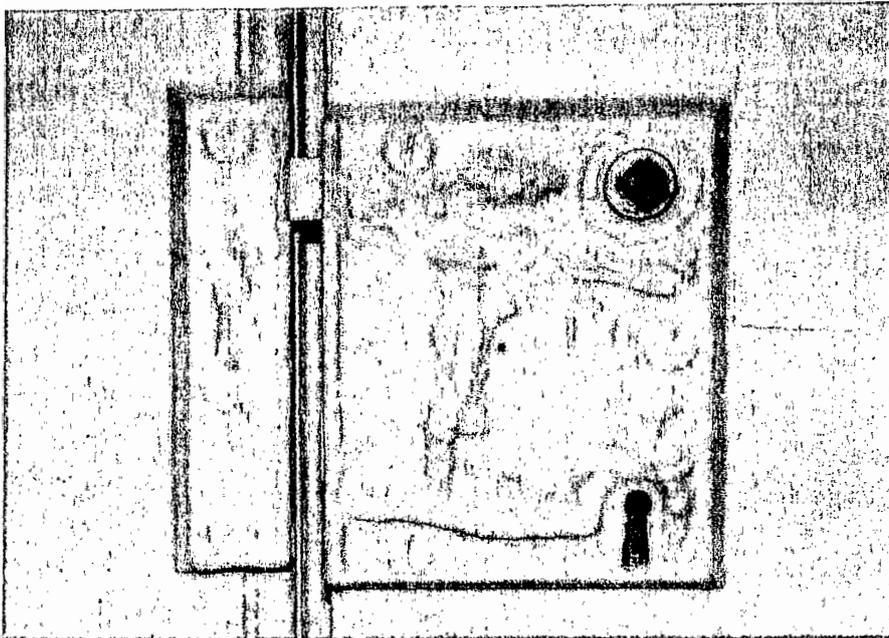


Figure 5: Interior Lock



Figure 6: Interior of cottage

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Figure 7: Interior of cottage

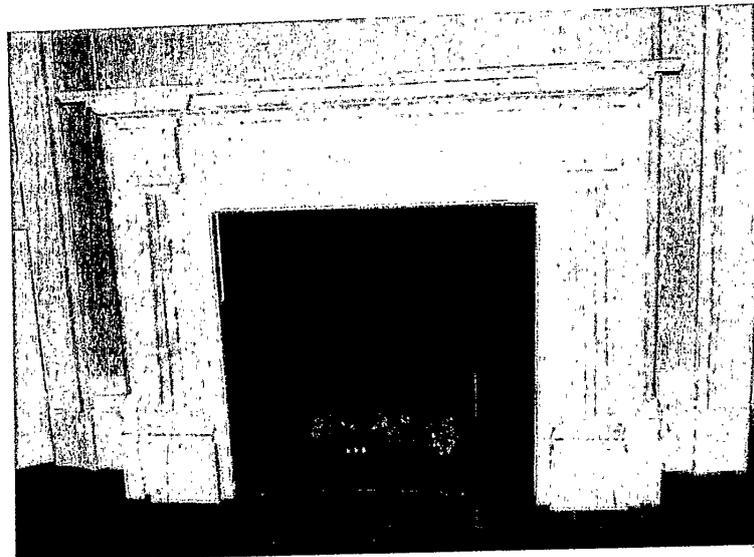


Figure 8: Fireplace



Figure 9: Dry Stone Wall



Figure 10: Side view of main house

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Figure 11: View of main house
