

6673 Highway 35, Geographic Township of Bexley (The Pattie House)

Heritage Designation Evaluation

Geographic Township of Bexley

RANGE GR PT LOT 16 PLAN 46;PT BLK A BLOCK B W/S MAIN ST

2026



Statement of Cultural Heritage Value or Interest

The subject property has been researched and evaluated in order to determine its cultural heritage significance under Ontario Regulation 9/06 of the Ontario Heritage Act R.S.O. 1990. A property is eligible for designation if it has physical, historical, associative or contextual value and meets any two of the nine criteria set out under Regulation 9/06 of the Act. Staff have determined that 6673 Highway 35 has cultural heritage value or interest and merits designation under the Ontario Heritage Act.

1. The property has design value or physical value because it:

i. is a rare, unique, representative or early example of a style, type, expression, material, or construction method:

The property is an early example of an intact and surviving example of a late nineteenth century rural hotel in downtown Coboconk.. The structure was built as a hotel, and as a replacement for an older structure that burned down in 1877, at a time when Coboconk was growing as a central settlement in northern Kawartha Lakes. Like many rural and small-town hotels from this period, it features a side gable plan with a central entrance and a symmetrical front façade, reminiscent of domestic Georgian architecture.

ii. displays a high degree of craftsmanship or artistic merit:

The property displays a typical degree of craftsmanship and artistic merit for a property of this type.

iii. demonstrates a high degree of technical or scientific achievement:

There are no specific technical or scientific achievements associated with this property.

2. The property has historical or associative value because it:

i. has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to the community:

The property is the long-standing location of the Pattie House, one of Kawartha Lakes' and Coboconk's oldest continuously operating businesses. First established as the Keys Hotel in 1873 in the predecessor to the current 1877 building, the name was changed to the Pattie House in the early 1880s, although the hotel remained in the same family ownership until the 1930s. The business continues to operate in the same location as the Pattie House.

ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture:

The property yields information regarding the history of hospitality in Coboconk, as well as its economic growth as one of the major centres in northern Kawartha Lakes in the last quarter of the nineteenth century.

iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community:
The designer or building of the property is not known.

3. The property has contextual value because it:

i. is important in defining, maintaining or supporting the character of an area:

The property is important in supporting the character of downtown Coboconk as the commercial centre of the community. The community's main street runs along Highway 35 and is comprised of a variety of commercial buildings of different ages and styles which, taken together, form a cohesive historic small town downtown core. The subject property supports this character as a long-standing commercial property.

ii. is physically, functionally, visually, or historically linked to its surroundings:

The property is functionally and historically linked to its surroundings as part of the historic landscape of downtown Coboconk. The property is located along Highway 35 which forms Coboconk's main street and is surrounded by similar historic buildings with commercial uses.

iii. is a landmark.

The property is a landmark as the home of the Pattie House, one of Kawartha Lakes' oldest continuously operating businesses that has been located on this property since 1873.

Design and Physical Value

6673 Highway 35 has design and physical value as an intact and surviving example of a late nineteenth century rural hotel in Coboconk. Constructed in 1877 to replace an older building on the same site, the building has housed a hotel and tavern since that time and its architectural reflects that use, as many rural and small-town hotels tended towards the use of vernacular architectural forms that more closely resembled domestic Georgian architecture as opposed to Italianate, which was the preferred style for the majority of commercial architecture at this time. This can be seen in the architectural features in the building which include a rectangular side gable plan on the main portion of the building with a centre-hall plan layout, a symmetrical façade, and a near total lack of ornamental features.

Hotels were often some of the earliest buildings established in newly settled communities across Ontario. As non-Indigenous settlers arrived in Upper Canada, and later Ontario, they needed somewhere to stay and eat while they travelled to their destination, whether it was land they had purchased for clearing and agriculture or to a nascent settlement; as a result, places for lodging were quickly established by entrepreneurial settlers as settlement expanded and there were few fledgling communities that did not have one. These lodging places typically offered both food and accommodation, and many offered alcohol sales, although bars and taverns were increasingly regulated by local municipalities as they were established throughout the nineteenth century. Hotels were located in both rural areas, typically along common travel routes including stagecoach routes and colonization roads, and in the growing settlements established around mills sites and other nascent industries.

The earliest hotels in most areas were extremely basic from an architectural perspective. Many early accommodations were actually offered in people's new homes, which were often small and made of log; space in the house was carved out for travellers passing by who were offered food and drink in the family's accommodation. Purpose built hotels quickly followed, however, and many of these early structures were also log, in alignment with most building in the early settlement period. At what time in the nineteenth century was considered early, and by extension when the first log hotels were established, was largely dependant on where in the province the hotel was located. The hotel known as the Tecumseh Wigwam, for example, was constructed in log in 1820 at what is now the intersection of Bloor Street and Avenue Road in Toronto and considered an early hotel along the stagecoach route north towards Holland Landing. By contrast, a similar log hotel was constructed what is now Deep River by John Dowler in 1876, along the Pembroke and Mattawa Colonization Road as the lumber industry pushed northwards through the Ottawa Valley in the late nineteenth century. Both of these

buildings represent a early stage of hotel development, even though they were constructed over fifty years apart.

However, hotelkeepers quickly moved to establish more permanent and comfortable accommodation in most areas. In areas where hotels had been established in the early nineteenth century – that is, areas where European settlement had occurred by this time largely along the shores of Lake Ontario and Lake Erie – new structures began to emerge throughout the 1810s, 1820s, and 1830s that took their design cues from the established architectural forms of the period. For the majority of inns, this meant the domestic Georgian form which was prevalent in house construction at this time. Interestingly, although distinct commercial architectural forms were emerging in Ontario around this period, hotel design tended towards the use of domestic forms, referencing the early place of accommodation in people’s homes as well as the association of hospitality with the domestic sphere.

The domestic Georgian style was introduced in Ontario, then Upper Canada, in the late eighteenth century both from British immigrants to the province, as well as by United Empire Loyalists fleeing the United States. This style, which was popular throughout the early nineteenth century was based upon the Classical and Palladian styles that had flourished in Britain throughout the late nineteenth century than emphasized simplicity, Classical symmetry, and muted ornamentation. The Georgian style, as it evolved in Ontario, was almost always built on a centre hall plan with either three or five symmetrical bays across the front façade with large sash windows and a shallow pitched side gable roof. the main entrance was located in the central bay and often included a transom and sidelights and sometimes a Classical surround or entrance porch. Ornamentation was limited and restrained, and often included return eaves, modillions, brackets or shuttlers, although many Georgian houses included virtually no decorative features at all. Constructed in wood, brick and stone in different areas of the province, the Georgian style was simple and flexible for location, offering large windows and a simple interior layout based around a central hallway.

Hotelkeepers quickly adopted this style as the preferred style for hotels, inns and taverns throughout the early nineteenth century. Not only did it reference the domestic nature of hospitality, it was also a very practical architectural style that could easily be adapted to hotel use with large rooms separated by a central hall on the ground floor that could be used for a tavern and dining room and an upper storey that was easily divided up into rooms for rent because the main sections of the building were rectangular. Many of these hotels also included one- or two-storey rear additions, that typically contained the kitchen and sometimes accommodation for the family who owned the hotel. Many examples of this type of inn from the early decades of the nineteenth century exist across the province, including Spalding’s Inn in Graton

(1835) as well as some from the late eighteenth century that also use the Georgian style including the well-known Williard's Hotel (late 1790s) now located at Upper Canada Village in Morrisburg.

There were a number of changes, however, that differentiated Georgian homes from Georgian hotels. One common feature was the addition of an upper storey balcony along the second floor of the building that was accessible from the accommodation spaces of the building, often through a door above the main central entrance. This was a common feature on nineteenth century hotels, although many have not survived. Another change was with regard to the entrances. Most hotels had two ground floor entrances for patrons: the primary central entrance as well as a side entrance that entered directly into the tavern and could be avoided by those who did not want to visit the bar and avoid the rowdier behaviour associated with drinking establishments during this time period.

By 1850, the Georgian style was fading in popularity for domestic construction, replaced with newer Victorian styles which dominated domestic design throughout the second half of the nineteenth century. It did not, however, disappear from hotel design where it continued to be used across the province, where the edge of non-Indigenous settlement was expanding northwards and new hotels were established in these areas. The Globe Hotel, built in Rosemount in Simcoe County around 1859, continues the use of the style, with modifications such as an extra entrance to the tavern space; it is not a unique example, demonstrating the ubiquitousness of the Georgian style in hotels by the middle of the nineteenth century. Similarly, the Spence Inn, constructed along the Nipissing Road northeast of Parry Sound in 1878, also used this style, although a very simplified version of it with board and batten and a wide front verandah.

By the later decades of the nineteenth century, however, hotels, inns and taverns were undergoing a shift architecturally, particularly in urban centres. As commercial architecture increasingly became more decorative and sophisticated with the rise of the Italianate style, and later the Second Empire style, and the increasing use of brick as a primary construction material, many urban hotels were reconstructed in the most up-to-date style in brick with new amenities to match the surrounding urban fabric. The Italianate style, which came into popularity in the 1860s, was by far the most popular style of commercial architecture in the late nineteenth century and is ubiquitous in downtown areas across Ontario that date from this time period and is characterized by two- and three-storey buildings with flat roof, typically constructed in a continuous streetwall, and with a variety of ornamentation on the front façade, including window hoods, cornices and ornate storefronts. This style was adopted for many different types of commercial architecture, including hotels which adapted the style to suit their needs. Italianate

structures were often the second generation in a commercial downtown and were either gradually constructed to replace older buildings or, in many cases, constructed on a large scale after a significant fire, a common occurrence in nineteenth century communities. In Kawartha Lakes, the shift towards this style of downtown architecture can be seen most clearly in Lindsay which has a defined and well-preserved Victorian downtown that was reconstructed in this style after a major fire in 1861, but is also present in smaller towns including Fenelon Falls and Omemee.

However, and with some exceptions, this did not happen in rural areas and small villages; the other exception to this shift was in the opulent railway hotels that began to emerge in the late nineteenth century which are not discussed here. Although by the 1870s, the Italianate style was firmly entrenched as the style of choice for commercial buildings across Ontario, this did not always impact the design and construction of hotels in rural areas. There were likely a number of reasons for this. The first was that the Italianate style was not adopted as readily in both smaller communities and communities that developed rapidly in the late nineteenth century where resource extraction, particularly logging, was the primary industry. These communities often did not have the same concentrated urban core that was present in larger communities, and developed in a more haphazard manner with a variety of commercial buildings in different sizes, shaped and orientations that were not necessarily conducive, and owners were not always interested, to small and less concentrated downtown areas. Many communities that grew up because of the lumber industry, including Cobocok, also tended towards the use of wood as their primary building material, which typically did not lend itself well to the Italianate style where buildings were almost always built using brick.

For hotels, the continued use of the Georgian style was also practical and functional and, as a result, many rural and small hotels continued to employ it, particularly in areas where small lots sizes were not an issue that influenced building design and layout, as was the case in many more urban areas. The Georgian style with its centre hall plan offered a practical interior layout where guests for the tavern and the inn could arrive in a central area, with the lower floor naturally divided for different areas, such as sample rooms, bars, and dining rooms, and the upper storey, accessed through the centre of the building. The Georgian style also facilitated other common element of hotels at this time, particularly the upper storey verandahs that were very common in hotels during this period and typically stretched the full upper storey façade of the building, as well as side and rear additions used for a variety of purposes including the kitchen, additional guest rooms, and accommodations for the hotel owner. Perhaps most importantly, the Georgian style was the recognizable and longstanding style in which hotels had been constructed in Ontario since the early nineteenth century and many hotel owners likely felt that the continued use of the style, both in existing hotels and in new

construction, was appropriate to ensure guests knew the use of the building when they arrived in a community and would come there for food and lodging.

The subject property was constructed in this context. The main portion of the current building was erected in 1877 to replace an older building on the same site. The business, originally the Keys Hotel before its name was changed to the Pattie House after the subsequent husbands of its proprietor Sarah Ann McCullough, was established in an older building on this site in 1873; it is unknown when the original structure was built or what it was originally used for. This building burned down in 1877 when a fire broke out in the hotel's rear kitchen and was quickly rebuilt by the end of the year. It is not known what the original building looked like. The original part of the new building is the gable roofed section of the structure at the corner of Highway 35 and the two-storey rear extension on Albert Street. An addition, which forms the southern portion of the building along Highway 35, was constructed at some juncture between 1880 and 1910, when it first appears on the Coboconk Fire Insurance Plan.

When the building was originally constructed, it was a three-bay Georgian style structure with a central entrance facing onto Highway 35 and a side entrance, to the tavern, facing onto Albert Street. Like most rural hotel structures built in the Georgian style, it included large sash windows, a central entrance with a transom, and few decorative details. The side elevation originally also had three bays, which is unusual, and windows on both the first and second storey; smaller windows were added to the attic space at some point in the late nineteenth century to expand the building upwards. As with the majority of hotels like this constructed in wood, it featured weatherboard cladding. These stylistic elements were continued in the rear two-storey addition. Two chimneys flanked the main Georgian building, consistent with most other Georgian buildings where the chimney placement was intended both for practical purposes and to reinforce the symmetry of the façade.

The later years of the nineteenth century saw several changes to the building as the business grew and expanded. This included the southern addition which continued the style and massing of the original portion of the building, although with three separate entrances along Highway 35, as well as a second storey balcony. The balcony was divided into two parts: a long balcony that spanned the full length of the southern addition, as well as a smaller balcony above the main entrance of the original building accessed from what was originally the window in its middle bay. At some point, likely in the early twentieth century, both balconies were removed and a large portico was added to the original entrance.

The building, as it currently exists, retains the late nineteenth century footprint of the structure, including the original hotel and the later southern addition, as well as its massing and roofline. The upper storey has also retained its

fenestration pattern throughout, with the exception of the doors that originally lead to the upper storey balcony; the one which led to the larger balcony on the addition has been closed completely, while the one on the original part of the building was made into a smaller window when the portico was added in the early twentieth century to accommodate its gable roof. Similarly, the horizontal siding had been replaced by aluminium but retained its aesthetic from the original wooden weatherboard.

The primary change to the building is on the ground floor façade facing onto Highway 35 where the doors have been reoriented to better serve its current use as a restaurant and bar. On the southern addition, the two entrance in the middle of the façade were both removed, with only the northern-most entrance retained. Similarly, on the original portion of the building, the side entrance has been removed and the original central entrance repositioned on the northern bay of the building.

Despite these changes, the building retained its original size, style and massing and remains representative of a late nineteenth century rural hotel in Coboconk. The building demonstrates the prevalent Georgian style that was preferred in hotel design throughout the nineteenth century, particularly in rural areas and small towns.

Historical and Associative Value

6673 Highway 35 has historical and associative value as the location of the Pattie House, one of Kawartha Lakes' oldest continuously operating businesses. The business was established as the Keys Hotel on this location in 1873, changing its name to the Pattie House Hotel in the early 1880s although it remained under the same ownership. The Keys-Pattie family continued to operate the hotel until 1937 but, after its sale, the businesses continued to be operated by a variety of proprietors as the Pattie House up until the present day. In its longstanding role as a hotel and restaurant, the property yields information regarding the hospitality industry in Coboconk beginning in the 1870s and, more generally, information regarding Coboconk's economic growth in the last quarter of the nineteenth century.

Coboconk was established in 1851 when a sawmill was built on the Gull River, generally believed to be the first sawmill in Kawartha Lakes north of Cameron Lake. It was clear even at this time that the lumber industry would be a major factor in the community's development due to its location at the outlet of the Gull River coming into Balsam Lake and its proximity to large stands of pine to the north. However, in its early years, it developed slowly. The 1865 directory of Peterborough and Victoria Counties lists the community as home to approximately 70 people and a limited number of amenities, including a general store, sawmill, tavern and Methodist church. Although the lumber trade was beginning in the area at this time, it had not yet reached its peak, in

part because the area was difficult to access and products, specifically squared timber, had to be shipped out by water. Local amenities were primarily intended for the rural settler population in the surrounding areas of both Bexley and Somerville Townships and the saw mill primarily served these areas as well, with limited export throughout the 1850s and 1860s, particularly of sawn lumber which, economically, made more sense to be transported by train as opposed to by water or other means.

The railway arrived in Coboconk in 1872 when it became the terminus for the newly created Toronto and Nipissing Railway (T&N). The T&N was first and foremost a commercial railway. For Coboconk, as it was for much of central and eastern Ontario, the main product that the railway helped bring to market was lumber. The railway had been the brainchild of George Laidlaw, the railway magnate and owner of the Balsam Lake estate, and William Gooderham, of the distillery Gooderham and Worts, and was primarily intended to service the Gooderham and Worts establishment in Toronto, by providing direct access to cordwood from the northern forests.

The arrival of the line corresponded with the growth and development of the lumber industry in the northern part of Kawartha Lakes as one of its key economic drivers. The industry had begun in early decades of the nineteenth century with the earliest settlement in the southern part of the municipality and gradually expanded north alongside settlement. Most of this early lumbering was piecemeal and undertaken either by settlers clearing their land and selling surplus to mills, or by a variety of small, often family-run companies. Mills were generally set up to serve only the local market for building materials and for cabinetry, furniture and other finer woodworking projects. By the second part of the century, most of the lumbering was undertaken by large operations that ran the harvest, processing and sales process as an integrated business model. The majority of the wood being harvested was pine and came from the significant virgin pineries present in this area, although hardwoods were also harvested particularly for finer woodwork. In Bexley and the surrounding townships, three primary products coming out of the industry were squared timber, sawn lumber and cordwood. These products were intended for both the Canadian and international markets. Until the end of the century, the industry as a whole was the largest employer and economic driver in Kawartha Lakes.

Coboconk was well-placed to take advantage of this growing and important industry. The location of the community on the Gull River system had allowed its participation in the early days of the industry and ensured its continued importance as harvesting operations moved north in Haliburton County in the later decades of the nineteenth century. At this time, the Gull River was one of the two major routes, along with the Burnt River, of transporting squared

timber south by water and huge numbers of logs passed through Coboconk on their way south during the heyday of the squared timber trade.

However, with the arrival of the railway, Coboconk became the only community on the Gull River system with railway access and this created significant changes in how logs were transported and how the industry functioned in the area. While the immediate goal of constructing the railway was the provision of cordwood for Gooderham and Worts, its impact with regard to the development of the lumber industry as a whole was much more profound. Suddenly, it no longer made sense to float logs to mills further south when they could be processed in Coboconk and transported to southern markets by train, a significantly cheaper and faster option, given the fact that logs often could not be transported out from Haliburton to mills in Peterborough and Lindsay in a single season. Similarly, by the early 1870s, the preferred timber product had shifted from squared timber, which required transport by water, to sawn lumber which required transport by train after processing. The ability to process logs into lumber closer to the harvest areas vastly increased the efficiency of lumbering operations and reduced their costs. With access to the Gull River and the T&N line, Coboconk was in prime position to take advantage of the shifting industry and benefit from it. By the end of the 1870s, several mills were operating in the village, increasing jobs and investment in the community. Statistics from the *Ontario Gazetteer and Business Directory*, which was published throughout the second half of the nineteenth century, show the population increasing from 80 in 1869 to 500 in 1895, alongside an increase from a single saw mill operator to four, with both shingle and saw mills operating along the river. Alongside the growth in population and industry came the growth of other businesses such as multiple general stores, flours mills, boat makers, harness makers and carriage manufacturers. By the end of the nineteenth century, Coboconk was a thriving commercial centre in northern Kawartha Lakes, driven by the lumber industry but served by a range of businesses offering goods and services to the village and the surrounding area.

One of the earliest establishments that was often established in a growing industrial community. It is not certain when the first hotel was established in Coboconk but the 1865 directory lists George Clancy as a tavern keeper in the village, indicating that a hotel with a bar was constructed prior to this time. A hotel on the subject property was first opened in 1873 by John Keys, sometimes spelled Keyes. Keys was born in Ireland in 1834 and came to Canada at some point prior to 1863 when he married Sarah Ann McCullough. Nothing else is known about Keys, his family, his early life, or his emigration to Canada. A John Keys of approximately the correct age appears in as a labourer in the 1861 census in Hamilton Township in Northumberland, which may be the John Keys in question.

Like her husband, Sarah Ann McCullough was born in Ireland, but around 1837, to William McCullough and Susannah Jones. She is believed to have emigrated to Canada around 1850 but very little information is available about her until she appears in the 1861 census in South Monaghan Township as a servant in the home of Joseph and Mary Barnard. Nothing is known about her family besides the names of her parents, their immigration to Canada or if she was sent to Canada on her own as a child.

By 1863, the couple had married and their first child, Eliza, was born in 1864 although it not known where they were living at this time. By 1868, they had moved to Coboconk where their second daughter, Susannah, was born. Two more daughters were born to them in Coboconk, Henrietta in 1870 and Sarah in 1871 and who died as an infant, as well as a son, John, in 1873.

It is not clear when John and Sarah Ann opened their first hotel but, in the 1871 census, Keys is listed as a hotelkeeper so at some point between arriving in Coboconk in the 1860s and this point, Keys was either running or managing a hotel in the community; it is possible, but not confirmed that this was the hotel operated by Clancy noted in the 1865 directory. It is believed that he opened his own hotel, Keys Hotel, on the subject property in 1873. In May 1877, a fire which began in the back of the hotel both destroyed the original building and spread throughout the centre of Coboconk, destroying the majority of the main street north of the Gull River bridge. The building is believed to have been reconstructed in that year. The new building was the northern portion of the current structure, including the two-storey gable roof facing onto what is now Highway 35 and the two-storey rear addition along Albert Street; the extension along Highway 35 which is stepped down from the main portion of the building was added at a later date at some point between 1880 and 1910, when it appears on the Coboconk Fire Insurance Plan.

In 1879, John Keys died; his cause of death, as stated on his death record was "from use of intoxicative liquors for several years." With four young children to look after and a hotel to run, Sarah quickly remarried, to John Pattie the bartender at the hotel in 1880; although widowed female innkeepers were common and widely accepted at this time, her remarriage may have been practical for her or may have been romantic in nature. Pattie was born in County Down, Ireland in 1853 to David Pattie and Margaret McWatters and arrived in Canada at an unknown date. Nothing is known about Pattie prior to his employment as the bartender at Keys Hotel. A son, David, was born to the Patties in March 1882 but he died in October of that year. At some point in the early 1880s, the hotel was renamed the Pattie House Hotel and was sometimes known as Pattie's Hotel or the Pattie House. Under the Patties, the hotel was extremely successful and, at some point, they purchased the Queen's Hotel, the Pattie House's main rival, on the other side of Coboconk to serve as an overflow for the main hotel; some sources record this sale as taking place in

1916, but a directory from the late 1890s records the hotels as operating under a single ownership so it is likely that this purchase occurred in the late nineteenth century. The hotel was certainly well-regarded as noted in the *Victoria Warder* in 1887:

This well-known hotel has been improved, and is now in first-class order for the reception of guests. The bar is supplied with the best brands of liquor and cigars. Good stabling and attentive hostlers. Good commercial rooms.¹

In 1890, John Pattie died from rheumatic fever at just 37 years old, leaving Sarah once again a widow. This time, however, her children were nearly grown and she chose to run the hotel by herself; interestingly, the 1895 Eastern Ontario Gazetteer and Directory listed the hotel as still under the management of John Pattie even though he had been dead for five years. By 1899, however, the hotel was listed as under the ownership of James Edmund Jackson, Sarah Pattie's son-in-law who had married her daughter Susannah in 1891. Jackson was born in Burford in 1866 to Joseph and Angelina Jackson and grew up in Brantford. As a young man, he had entered the lumber trade and came to Coboconk as a lumber inspector. Susannah and James had two children, Charles who was sometimes known by his middle name Henry born in 1893 and Etta born in 1898.

Throughout the early twentieth century, the reigns of the hotel were gradually handed over to James and Susannah, although the entire family, including Sarah, remained living at the hotel and supporting its operation. Sarah's second daughter Henrietta was also living there once again by 1921; she had married local general store owner William Shields with whom she had three sons, Roy, Charles and William. However, William died in 1902 and Henrietta moved back in with her family while continuing to raise her sons and run the general store.

Sarah died in 1925 from a stroke and was buried in the cemetery in Coboconk, followed closely by her son-in-law James who died in 1932 from throat cancer. After James' death, Susannah passed the hotel to her son, Charles. Charles had served in the First World War in France and, when he returned, came to work in the hotel alongside his parents. However, in 1931, Charles had married Aileen Donaldson of Neepawa, Manitoba and settled in Toronto; as a result, Charles sold the hotel and it passed out of the family, although it continued to operate under its name from the 1880s, the Pattie House.

Through its historic and ongoing use as a hotel, the Pattie House served a variety of clientele and yields information regarding several different key strands in the history of the hospitality industry general and in Coboconk and

¹ "The Pattie House," *Victoria Warder*, February 11, 1887, 2.

northern Kawartha Lakes more specifically. In both its first iteration as the Keys Hotel and later as the Pattie House Hotel, the hotel included both accommodations, as well as a bar and restaurant that attracted both visitors to the community as well as locals and lumbermen who would come into Coboconk when they were between seasons.

Hotels were a common fixture in late nineteenth century communities. In a time before rapid travel by car, more accommodation was required for travellers who could not get as far as quickly by the modes of transport available to them, which in Coboconk at this time was either by the train or by boat. At the same time, the rapid development of new railways meant that more people could and were travelling for various reasons. In the early and mid-nineteenth century, travel throughout Ontario was extremely difficult with travellers relying on travel by water or on poor roads; stagecoaches were available in some areas but they were far from reliable or comfortable. The new railways, however, changed that with reasonably comfortable and regular travel that was rapidly being expended throughout the 1850s, 1860s and 1870s meaning more people were travelling more often and further afield and needed somewhere to stay.

The hotel was established at the beginning of northern Kawartha Lakes' burgeoning tourist industry and catered directly to visitors who began arriving in Coboconk in the last quarter of the nineteenth century, lured by the desire to spend time in nature, particularly in the summer months, and facilitated by the arrival of the railway. The tourist industry in Kawartha Lakes dates back as far as the early 1850s when it attracted hunters and anglers to the region for sport, attracted by its many lakes and natural landscapes. By the later decades of the century, the draw of the region for visitors had become well established as it continued to attract more, and varied tourists; this was supported by the development of good rail and steam links into the region which made it reasonably accessible to city dwellers. Where in the 1850s the majority of visitors were men coming to hunt and fish, either alone or in groups, by the 1870s and 1880s, the types of tourists had expanded to include women and families visiting the region for more generalized summer recreation. During this period, the idea of an escape to the country for the restoration of physical and mental health was gaining significant traction amongst urban dwellers and throughout the final decades of the century, increasing number of people were choosing to spend their summers in Kawartha Lakes to relax, enjoy the availability of outdoor summer recreation activities and restore their health before returning to the city. The majority of these people came from the upper and upper middle classes, the only socio-economic groups at this time with both the time and means for an extended vacation of this type. Indeed, the area was actively marketed as a tourist destination, particularly by the railways for whom tourists formed an important part of their revenue.

As early as 1874, the T&N was promoting its line as a tourist route, despite its primary function as a freight line. In that year, it released a pamphlet entitled *The Nipissing Guide and Holiday Companion* which extolled the virtues of the line as a route to holiday destinations in central Ontario, noting that “No portion of the country around Toronto is so favoured by nature and possesses such varied attractions to the holiday keeper or pleasure seekers as the route traversed by the Nipissing Railway.” Coboconk, in particular, was portrayed as the entry point to the wilderness beyond, the lakes, river and wider natural world further to the north, and marketed as a destination for all, from avid outdoorsmen and summer campers to those more interested in a resort or hotel stay.

For tourists, hotels were a necessity as this was a period prior to the emergence of the single-family cottage as the primary accommodation for summer visitors to central Ontario. The Pattie House actively marketed itself as a destination for tourists who would disembark from the Toronto and Nipissing Line; the 1897-98 Business Directory, for example, advertised the hotel as “[t]he cheapest and most popular SUMMER RESORT on the Inland Waters.”² The hotel was a regular destination for summer visitors and an important accommodation for Coboconk, particularly in its role as the terminus of the T&N. As travel and tourism evolved in the early twentieth century due to the invention of the car and its growth as people’s primary mode of vehicular transport, it also served as an important stopping off point for tourists travelling north along the Cameron Road, which later became Highway 35, particularly at a time in the early twentieth century when road travel was slow and stops were required along the way to tourists’ destinations.

In addition to recreational travellers, the Pattie House also catered to commercial travelers. At this time, it was also common for hotels to set aside space for commercial travellers, itinerate salesmen who travelled from community to community to sell goods to local businesses. These spaces were known as sample rooms and, when salesmen arrived, they would set up displays in the room for local merchants who would then order items for their stock; the items would then arrive by train several weeks later. The Pattie House had a sample room since its original establishment by John Keys, the use of which accelerated with the arrival of the train in the mid-1870s.

However, the Pattie House served a diverse clientele in large part because it had a bar and was well-known not just as a hotel, but also as a drinking establishment. Bars were common in nineteenth century hotels and, for many hotel owners, the revenue from bars formed a significant proportion of their income, in some cases more than the accommodation portion of the hotel

² Farmers and Business Directory for the Counties of Durham, Northumberland, Peterboro and Victoria (Ingersoll: Union Publishing, 1898), A105.

itself. The presence of a bar at a hotel, which also typically included both food and drink, meant that the hotel was also a draw for local people, particularly men, who would visit the establishment in their off hours.

This was certainly the case for the Pattie House which, throughout the second half of the nineteenth century rapidly established itself as a local institution. It was the largest hospitality business in the area by the late nineteenth century and also a substantial employer, employing both men and women from the community. The bar was also a significant attractant for local people to come to the hotel, where it served both as a drink establishment and a community gathering space. The bar boasted spaces that catered to both men specifically, as well as a room that allowed women, and their escorts, to eat and drink. Music and entertainment were also provided at the hotel. Clientele did not just come to drink, often heavily, although this was certainly common in late nineteenth and early twentieth century bars and hotels, but also as a gathering and social space. For example, the *Victoria Warder* reported in 1889 that the local baseball team, the *Coboconk Dreadnoughts*, was established at the hotel. The newspaper reported:

An enthusiastic meeting of the leading citizens of Coboconk took place in Pattie's commercial rooms on Saturday evening, to discuss base ball affairs. After some stirring speeches, the following officers were appointed: - President, John Pattie; Vice-Pres. John Ham; Sec.-Treas., John Morris; Capt. Jas. Ross; Committee, J.R. Moore, Peter Johnson and the secretary. After a long discussion, they decided to be known by the cognomen of the Coboconk Dreadnoughts.³

In the late nineteenth century, a large number of its clientele who took advantage of the bar were likely lumbermen or those employed in the lumber trades. Drinking was a substantial part of lumber culture in the second half of the nineteenth century and hotels such as the Pattie House facilitated that part of masculine working culture. For men who worked in logging camps, their lives were marked by periods of strenuous and difficult work with long hours, living in camps where often alcohol was limited or even forbidden. As a result, a culture of binge drinking in lumber communities developed when lumbermen came into town after periods or seasons of hard work. This was not dissimilar to other transitory male professions in the nineteenth century where drinking became a large part of working-class masculine culture, associated with leisure and camaraderie, but in places like Coboconk, where the lumber industry formed such a backbone of the local economy and lumbermen formed a large transitory labour force, heavy drinking culture was substantially, but not

³ "Coboconk," *Victoria Warder*, Coboconk, May 17, 1889, 4.

entirely, associated with this group. The establishment of the Pattie House, in both its original form as Keys Hotel and later iteration under its current name, was well-known locally as a drinking establishment and formed an important space for this part of the lumber culture, particularly as it was one of the only licensed establishments in the area. That did not mean that lumbermen were the Pattie House's only drinking clientele as the bar and restaurant catered to local people as well.

One of the biggest challenges for hotels such as the Pattie House was the temperance movement which arose in the late nineteenth century as part of the broader Social Gospel movement and, with it, the local option. The temperance movement believed that alcohol hindered the development of moral, pious, and economically productive society, hurt family structure and values, and had a lasting negative impact on the individual who indulged in it both with regard to their health and morality. Its growth coincided with urbanization and industrialization, including the mass manufacture of alcohol, and the increasing use of alcohol in society. The temperance movement was supported in large part by middle-class women and Protestant churches who saw alcohol as a major ill in nineteenth century society; the temperance and suffrage movements went hand-in-hand across Canada and were both heavily organized and championed by women.

One of the challenges for the temperance movement in Canada was lack of support for full prohibition at the federal and provincial levels. While there was generalized support for the temperance movement and indeed for prohibition in some quarters, there were a number of factors that prevented its enactment. On one hand, the regulation of alcohol manufacture and sales were split between federal, provincial and municipal governments where the manufacture and export of alcohol was regulated federally, its sale regulated provincially and the issuance of liquor licenses was generally regulated at a municipal or local level. The other was lack of significant support, particularly along ethnic, cultural and linguistic lines. In particular, prohibition was not supported in Quebec or by French-Canadians more broadly; this was particularly challenging for the federal government where support from Quebec was paramount for forming government.

As a result, the federal government passed the Canada Temperance Act, also known as the Scott Act after its sponsor Liberal Senator Richard William Scott, in 1878 which allowed municipalities to pass local regulations to prohibit the sale of alcohol within their boundaries. This was known colloquially as the local option, as it gave local municipalities the choice whether or not to become dry based on a local plebiscite. The ability for municipalities to undertake this course of action was further supported in Ontario by the passed of the Local Option Act in 1890 which strengthened the federal legislation in the provincial context and required a three-fifths majority of voters to support prohibition for

a local option to be enacted. This did not include women, who were not allowed to vote on local plebiscites but were the major supporters of both temperance and the local option.

The enactment of the local option across Canada was slow, but votes for the local option accelerated in the early twentieth century as the temperance movement continued to gather momentum and support in local option campaigns. In Coboconk, the local option vote was held in January 1908 after a substantial campaign, alongside nearly 100 other municipalities across Ontario, most of which were rural areas and small towns. Omemee's voters cast their ballots 92 in favour of the local option with 23 against. In Victoria County, local options were also enacted in this vote in Omemee, Kinmount, Woodville, Somerville Township and Eldon Township.

The impact of the local option was felt particularly hard in the hospitality industry. While the temperance movement advocated for the prohibition of the sale and consumption of alcohol, the local option did not, and could not realistically, prohibit the consumption of alcohol in private homes; it also could not prohibit the manufacture of alcohol as this industry was federally regulated. As a result, it was alcohol sales that these restrictions targeted and that primarily impacted hotels and taverns, the vast majority of which served alcohol either with meal service or on its own. Taverns and saloons that did not offer other services were hit the hardest, but other hospitality businesses were also significantly impacted as alcohol sales were a major profit maker for hotels and restaurants. What resulted was the closure of large numbers of hotels across the province, specifically those with bars who relied on alcohol sales for their income. This included several in Kawartha Lakes itself, but it did not include the Pattie House which continued operation throughout prohibition.

There were likely a number of reasons for the Pattie House's continued operation throughout this difficult period for the hospitality industry. On one hand, the hotel was a community institution. The largest and most profitable of Coboconk's hotels, it had the reputation and roots in the community to survive any lean years. At the same time, the tourist industry was continuing to grow and the accommodations offered by the Pattie House were vital to the growing stream of summer visitors coming into the community; even after the rise of family cottages in the first half of the twentieth century, hotels such as the Pattie House remained needed for accommodation for those who could not afford their own cottage or those travelling to cottages who required accommodation along the way, as the roads were rougher and the journey longer during that period.

Throughout the twentieth century, the Pattie House continued to operate under different owners, retaining its name and operation as a hotel and bar,

although by the late twentieth century, had transitioned to a restaurant and bar without its long-standing role as a local hotel. Although no longer used as a hotel, the business which continued to operate within the subject property continued to be a well-known local restaurant and drinking establishment. Throughout its history, the property has been an important part of downtown Coboconk and contributes to the history of the community and the local hospitality industry.

Contextual Value

6673 Highway 35 has contextual value as a contributing property to the historic downtown streetscape of Coboconk along Highway 35. The property is one of a collection of buildings that form the downtown area of the village and supports this downtown character through its longstanding use as a commercial building, its architecture and placement within the streetscape. It is historically linked to its surroundings as part of the historic development of downtown Coboconk beginning in the second half of the nineteenth century. The property is a well-known local landmark as the Pattie House and the oldest continuously operating business in Coboconk, having been located on this property since 1873.

Coboconk's main street developed beginning in the mid-nineteenth century. The village was established in 1851 when a mill was constructed on the Gull River, widely understood to be the first mill in Kawartha Lakes north of Cameron Lake. Throughout the next several decades, Coboconk developed into a bustling local centre; the mill was an important local economic driver, particularly with the growth of the lumber industry throughout the 1860s, 1870s and 1880s which drove the local economy and was the region's largest employer. The arrival of the railway in 1874 further served to expand economic opportunities in the village and, by the turn of century, the population of the village had grown to around 500 from about 70 in the mid-1860s.

As the village grew, so too did the businesses that operated there: the 1865 directory listed a small selection of businesses, including a tavern, axe maker, general store, and grocery, but, by the turn of the century, this list had grown to include livery stables, a barber, a loan and insurance agent, several blacksmiths, a bakery, harness makers and others. As these new businesses were established, they quickly erected premises along the Cameron Road, the colonization road constructed in the late 1850s and early 1860s to link Rosedale and Minden along the route of what is now the section of Highway 35 that runs through northern Kawartha Lakes. The Cameron Road was constructed concurrently with the establishment of Coboconk and quickly became the community's main thoroughfare and the centre of its commercial downtown. The 1910 Fire Insurance plan of the village shows this historic centre of the village, with commercial properties constructed along the Cameron Road, also known by this time as Main Street, including the subject

property, a general store, bakery, tannery, drug store, and hardware store, as well as the subject property. These properties were built either to the lot line or with a minimal setback and were largely detached, reflective of the smaller size and character of the community, as opposed to larger communities like Fenelon Falls where the downtowns developed with a more continuous streetwall. These buildings, together, formed a small and compact downtown area.

In the present day, there have been changes to the buildings in the downtown area, but this form and layout still remains. Some of the properties, including the subject property date to the late nineteenth and early twentieth century while some have been reconstructed, such as 6663 Highway 35 directly adjacent to the subject property. The commercial buildings along the street are all distinct in their designs, but retain a relatively consistent height between 1 and 2 storeys and are in a mix of materials, specifically brick and wood. This is consistent with the streetscape of Coboconk historically with a varied rhythm along the streetscape. This is distinct from the continuous streetwalls that characterize the downtowns of many larger communities in the region where larger Italianate brick buildings that are physically connected to one another in two or three storey heights are the norm; it is, however, characteristic of small communities throughout the region where historic commercial development was more organic and varied along small main streets.

The subject property, which is one of the oldest buildings in downtown Coboconk, maintains this historic downtown character through its vernacular commercial architecture, its massing, its construction to the sidewalk and its long-standing use as a commercial building. It forms an organic part of this stretch of Highway 35 through Coboconk that forms the commercial core of the village. It is also historically and functionally connected to its surroundings as part of the village's downtown area. The property was constructed in the 1870s as part of the commercial growth experienced by the village during this period as the area along Highway 35 was established as its main street, alongside other properties, particularly those on the east side of the street were also developed. Its continued use as a commercial space in this largely commercial area of the village creates functional ties between it and the surrounding properties.

The property is also a well-known local landmark, both in Coboconk and throughout Kawartha Lakes, through its long-standing operation as a hotel, restaurant and bar. The business first opened in 1873 as the Keys Hotel and the name was changed to the Pattie House in the 1880s, with the marriage of its original proprietor's widow, Sarah Anne McCullough, to the hotel's bartender John Pattie. The hotel remained in the Keys-Pattie family until the 1930s when it was sold to a different operator but it retained the name and the business continues to be known as the Pattie House to the present day. It is one of

Kawartha Lakes' continuously operating businesses, although it has now transitioned to a restaurant and bar only, without the hotel aspect of the business.

Throughout the late nineteenth century, the Pattie House was one of the most prosperous and well-known hotels in northern Kawartha Lakes. The hotel catered to a diverse clientele, including locals, tourists, commercial travellers and lumbermen. By the end of the century, it had expanded both in its physical footprint and in its takeover of the Queen's Hotel, just to the south on the other side of what is now Highway 35. It had a reputation for a well-stocked bar and good rooms, which continued into the twentieth century. As it transitioned away from the hotel business throughout the twentieth century and toward a restaurant and bar only, it remained an important watering hole for residents and visitors alike. The business continues to operate in the building and is well-known throughout the region.

Summary of Reasons for Designation

The short statement of reasons for designation and the description of the heritage attributes of the property, along with all other components of the Heritage Designation Brief, constitute the Reasons for Designation required under the Ontario Heritage Act.

Short Statement of Reasons for Designation

Design and Physical Value

6673 Highway 35 has design and physical value as an intact and surviving example of a late nineteenth century rural hotel in Coboconk. Constructed in 1877 to replace an older building on the same site, the building has housed a hotel and tavern since that time and its architectural reflects that use, as many rural and small-town hotels tended towards the use of vernacular architectural forms that more closely resembled domestic Georgian architecture as opposed to Italianate, which was the preferred style for the majority of commercial architecture at this time. This can be seen in the architectural features in the building which include a rectangular side gable plan on the main portion of the building with a centre-hall plan layout, a symmetrical façade, and a near total lack of ornamental features.

Historical and Associative Value

6673 Highway 35 has historical and associative value as the location of the Pattie House, one of Kawartha Lakes' oldest continuously operating businesses. The business was established as the Keys Hotel on this location in 1873, changing its name to the Pattie House Hotel in the early 1880s although it remained under the same ownership. The Keys-Pattie family continued to operate the hotel until 1937 but, after its sale, the businesses continued to be operated by a variety of proprietors as the Pattie House up until the present day. In its longstanding role as a hotel and restaurant, the property yields information regarding the hospitality industry in Coboconk beginning in the 1870s and, more generally, information regarding Coboconk's economic growth in the last quarter of the nineteenth century.

Contextual Value

6673 Highway 35 has contextual value as a contributing property to the historic downtown streetscape of Coboconk along Highway 35. The property is one of a collection of buildings that form the downtown area of the village and supports this downtown character through its longstanding use as a commercial building, its architecture and placement within the streetscape. It is historically linked to its surroundings as part of the historic development of downtown Coboconk beginning in the second half of the nineteenth century. The property is a well-known local landmark as the Pattie House and the oldest continuously operating business in Coboconk, having been located on this property since 1873.

Summary of Heritage Attributes to be Designated

The Reasons for Designation include the following heritage attributes and apply to all elevations, unless otherwise specified, and the roof including: all façades, entrances, windows, chimneys, and trim, together with construction materials of wood, brick, stone, stucco, concrete, plaster parging, metal, glazing, their related building techniques and landscape features.

Design and Physical Attributes

The design and physical attributes of the property support its value as a late nineteenth century Georgian-style hotel.

- One-and-a-half storey frame construction
- Gable roof
- Massing that includes the original rectangular structure, a rear addition and the later southern addition
- Fenestration including:
 - Sash and fixed windows
- Horizontal exterior cladding

Historical and Associative Attributes

The historical and associative attributes of the property support its value as one of the oldest continuously operating businesses in Kawartha Lakes.

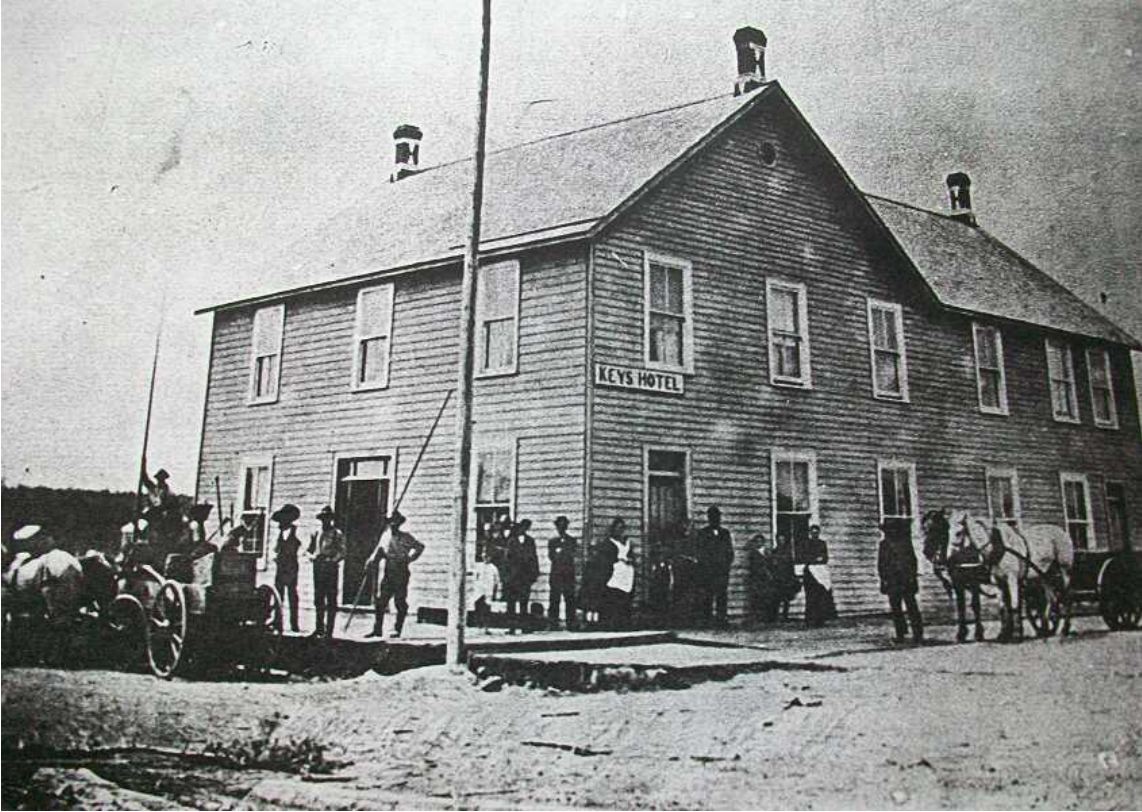
- Historic and ongoing use as the Pattie House

Contextual Attributes

The contextual attributes support the value of the property as a local landmark and contributing property to the historic landscape of downtown Coboconk.

- Location at the intersection of Highway 35 and Albert Street
- Entrances facing onto Highway 35
- Views to and from the property from Highway 35 and Albert Street

Images







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