Report to Rapport au:

Built Heritage Sub-Committee Sous-comité du patrimoine bâti

and/et

Planning Committee Comité de l'urbanisme

and Council et au Conseil

November 5, 2014 5 novembre 2014

Submitted by Soumis par:

Nancy Schepers, Deputy City Manager / Directrice municipale adjointe, Planning and Infrastructure / Urbanisme et Infrastructure

Contact Person

Personne ressource:

Michael Mizzi, Chief / Chef, Development Review Services / Services d'Examen des projets d'aménagement, Planning and Growth Management / Urbanisme et Gestion de la croissance

(613) 580-2424, 15788, Michael.Mizzi@ottawa.ca

Ward: COLLEGE (8) / COLLÈGE (8) File Number: ACS2014-PAI-PGM-0225

SUBJECT: Designation of the Hartin Hotel, 1993 Robertson Road, under Part IV of the *Ontario Heritage Act*

OBJET: Désignation de l'hôtel Hartin au 1993, chemin Roberston en vertu de la Partie IV de la *Loi sur le patrimoine de l'Ontario*

REPORT RECOMMENDATION

That the Built Heritage Sub-Committee recommend that Planning Committee recommend that Council issue a Notice of Intention to Designate the Hartin Hotel, 1993 Robertson Road, under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value, included as Document 4.

RECOMMANDATION DU RAPPORT

Que le Sous-comité du patrimoine bâti recommande au Comité de l'urbanisme de recommander à son tour au Conseil de publier un avis d'intention de désigner pour l'hôtel Hartin situé au 1993, chemin Robertson, en vertu de la Partie IV de la Loi sur le patrimoine de l'Ontario conformément à l'Énoncé de caractère patrimonial, faisant l'objet du document 4.

BACKGROUND

The former Hartin Hotel is a two-storey stone building located at 1993 Roberston Road (also known as 3817 Old Richmond Road) in Bell's Corners in west Ottawa. The building was constructed as a hotel circa 1870, shortly after the Carleton County Fire destroyed the earlier building on this site. The building has been listed on the City of Ottawa Heritage Reference List since amalgamation and was also listed on the former City of Nepean's Heritage List.

For many years, the former Hartin Hotel operated as a restaurant. Earlier this year, the building was sold and the new owner is currently renovating the interior of the building to open a new restaurant. The request to designate this building came from Councillor Chiarelli's office when the building was listed for sale. As a result of the various uses of this building throughout the 20th century, the interior of the building has been updated and additions have been constructed at the north and east of the building. These elements are not recommended for inclusion in the designation.

DISCUSSION

The Official Plan, the Provincial Policy Statement and the *Ontario Heritage Act* all provide policy direction related to the designation of individual properties under Part IV of the *Ontario Heritage Act*.

Official Plan

The Official Plan has policies related to heritage in Cultural Heritage Resources, Section 2.5.5.2 and 2.5.5.5. These policies provide for the identification and designation of individual buildings under Part IV of the *Ontario Heritage Act*:

2.5.5.2 Individual buildings, structures and cultural heritage landscapes will be designated as properties of cultural heritage value under Part IV of the *Ontario Heritage Act*.

Provincial Policy Statement (2014)

Section 2.6.1 of the Provincial Policy Statement (2014) contains the following policy regarding the protection of cultural heritage resources, "Significant built heritage resources and significant cultural heritage landscapes shall be conserved."

Ontario Heritage Act

Part IV of the Ontario *Heritage Act* provides municipalities with the authority to designate properties of cultural heritage value. Section 29 (4) of the *Ontario Heritage Act* sets out the process for designation of individual buildings. It requires that Council consult with its municipal heritage committee and that the official notice served on the owner shall contain a description of the property so that it may easily be ascertained and a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property. The Statement of Cultural Heritage Value for the Hartin Hotel is included as Document 4.

Ontario Regulation 09/06

Regulation 09/06 of the *Ontario Heritage Act* (see Document 5) sets out criteria for designation under Part IV. It states that:

A property may be designated under Section 29 of the *Act* if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest.

These criteria are organized into three groups; design or physical value, historical or associative value and contextual value. The former Hartin Hotel is a two-storey limestone building located at the junction of Old Richmond and Robertson Roads. The building is a good example of a 19th century rural, classically-inspired hotel. Features of the building that make it a good example of this type include its limestone construction, symmetrical façade, chimneys and decorative voussoirs and quoins.

Constructed circa 1870 by David Hartin, the building replaced Malcolmson's Tavern which was destroyed by the Carleton County Fire of 1870. The fire is still one of the largest and most destructive fires in the history of the Ottawa area. It started on August 17, 1870 when workers were cutting brush for the new Central Canada Railway line that was to run from Almonte to Pakenham. When the workers set fire to the cuttings, the fire spread rapidly. Twelve people were killed in the fire, including David Hartin's mother, Mary Hartin, and hundreds of farms were burned. The Hartin Hotel was one of the first buildings to be constructed in Bell's Corners after the fire.

David Hartin was a well known farmer and businessman in 19th century Goulbourn Township. He owned several properties including the hotel, two mills and the Goodwood Hall farm on Hazeldean Road, which still exists and is known as the David Hartin house.

One of the most important features of the Hartin Hotel is its contextual value. Located at the junction of Old Richmond Road and Robertson Road, the hotel was the first of three similar hotels located here, midway between Ottawa and Richmond. The hotel offered a stopping place for farmers and others travelling along the Richmond Road. The location plays an important role in understanding the development and evolution of Bell's Corners from a rural farming community to a suburb of Ottawa.

The Hartin Hotel, 1993 Roberston Road, meets all three of the required criteria under Regulation 09/06. The building is a good example of a 19th century hotel, is associated with the devastating fire of 1870 and prominent local businessman David Hartin and has contextual value for its location at the strategic junction of Robertson Road and Old Richmond Road. In addition, the designation of this building meets the intent of the Official Plan and the Provincial Policy Statement. For these reasons, the Department recommends this building for designation under Part IV of the *Ontario Heritage Act*.

RURAL IMPLICATIONS

The designation of this building will contribute to a greater understanding of Ottawa's rural history.

CONSULTATION

The new owner of the property is aware of the proposed designation and Heritage Section staff have discussed the implications of the designation with the owner.

COMMENTS BY THE WARD COUNCILLOR

Councillor Chiarelli supports the proposed designation.

LEGAL IMPLICATIONS

There are no legal impediments to adopting the recommendation outlined in this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility implications associated with this report.

TECHNOLOGY IMPLICATIONS

Information Technology and Planning and Growth Management have agreed that for Land Use reports from Development Review Services and Policy Development and Urban Design Branches, there is no technology component.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priority:

HC4: Improve Arts and Heritage.

APPLICATION PROCESS TIMELINE STATUS

There are no timelines associated with designations under the *Ontario Heritage Act*.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Photographs

Document 3 Heritage Survey and Evaluation Form

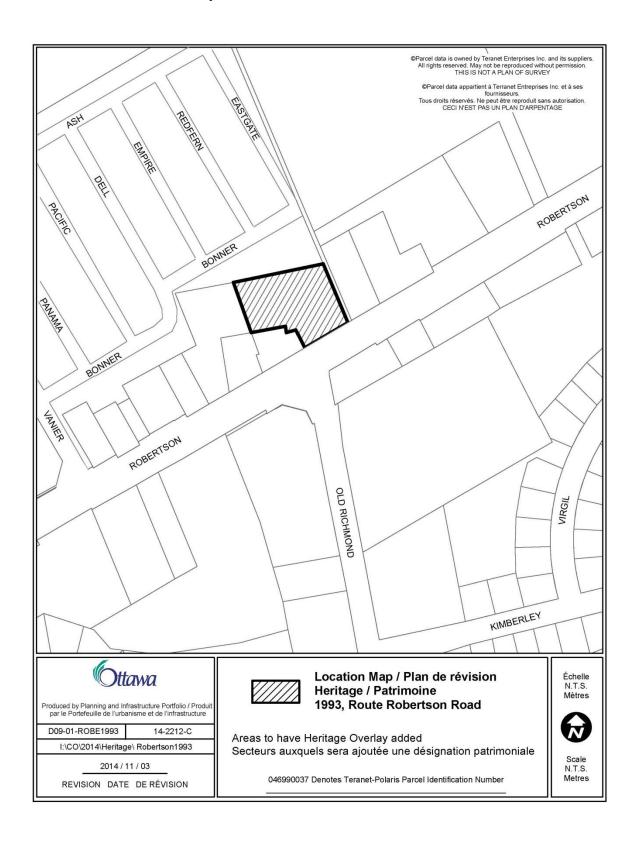
Document 4 Statement of Cultural Heritage Value

Document 5 Ontario Regulation 09/06

DISPOSITION

City Clerk and Solicitor Department, Legislative Services, to notify the property owner and the Ontario Heritage Trust (10 Adelaide Street East, 3rd Floor, Toronto, Ontario, M5C 1J3) of Council's decision to issue a notice of intention to designate 1993 Robertson Road under Part IV of the *Ontario Heritage Act*.

Document 1 - Location Map



Document 2 - Photographs



Aerial photo, dashed line shows extent of proposed designation



Historic Photo



Front façade



Contemporary additions to the north and east of the building



South façade



Front elevation showing voussoirs, lintels, and quoins

Document 3 – Heritage Survey and Evaluation Form

HERITAGE SURVEY FORM		Prepared By: MacKenzie Kimm/ Lesley Collins Month/Year: May 2014/July 2014	
Address	1993 Robertson Road (3817 Old Richmond Road)	Building name	Hartin Hotel
Construction date	Circa 1870	Original owner	David Hartin



CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE/ INTEREST

	Yes	No
Design Value	X	
Historical Value	Х	
Contextual Value	Х	

A property may be designated under Section 29 of the Ontario Heritage Act if it meets one of more of the above criteria. Ontario Regulation 09/06.

Design or Physical Value

Architecture

Is the property a rare, unique, representative, or early example of a style, type, expression, material or construction method?

YES NO

The former Hartin Hotel at 3817 Robertson Road is a two-storey stone building situated at the junction of Old Richmond Road and Robertson Road. The building is a classically-inspired, vernacular, commercial building typical of the 19th century. Characteristic of its type, it has a rectangular plan and symmetrical façade, side gable roof with returned eaves and two chimneys, and five regularly spaced bays on the front façade. The front door was originally centrally located on the front façade but has been converted to a window. The building features dressed limestone laid in uneven courses with decorative stone quoins. The large, rectangular window openings feature stone sills and voussoirs.

The main entrance was originally located facing the street junction, with a large porch covered by a verandah and supported by 5 pine columns projecting along the entire face of the building. The livery stables extended from the east end of the building with a blacksmith shop behind. The verandah and the other



Figure 1: Historic photo of the Hartin Hotel,

Source: Lost Ottawa

buildings no longer exist and a new addition has been built on the east side, into which the main entrance has been relocated. The basement has been parged over and converted into banquet hall and the interior has been updated.

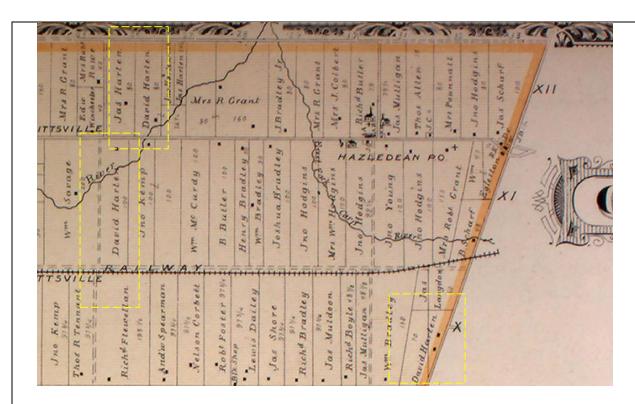
Craftsmanship/Artistic merit			
Does the property display a high degree of craftsmanship or	YES	NO	
artistic merit?		\boxtimes	
N/A			
	I		
Technical/Scientific merit			
Does the property demonstrate a high degree of technical or	YES	NO	
scientific achievement?		\boxtimes	
N/A			
IV/A			
Summary			
The Hartin Hotel is a good example of a classically-inspired, 19th	century co	mmercial	
building.			
Sources			
Wayling, Jeanne, "Phototory: Historic Building.A Factory Site", The March 26, 1966.	e Ottawa J	lournal,	
Elliot, Bruce S. The City Beyond: A History of Nepean, Birthplace of Canada's Capital			
1792-1990 Ottawa: Tri-graphic Printing Ltd., 1991.			
Britannia Women's Institute History			
Historical and Associative Value			
Date of Construction (Factual/Estimated)	ca 1870		
Historical Associations			
Does the property have direct associations with a theme, event,	YES	NO	
belief, person, activity organization or institution that is			
significant to a community?			

David Hartin:

David Hartin was a well known and remarkably wealthy farmer and mill owner in the west end of Ottawa, owning several properties in the area. These included the hotel, a sawmill and threshing mill, as well as Goodwood Hall Farm (also known as the David Hartin House, and currently used as the Winds of Change Day Spa) one of the largest farms in the county with 600 acres located in Goulbourn Township. Today, the house is located near the intersection of Hazeldean Road and Huntmar Drive.

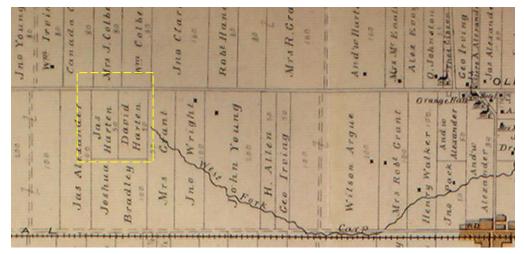
David was the second son of Patrick (1795-1875) and Mary Hartin (d. August 17, 1870) who came to Canada from Ireland around 1824 and settled on a tract of land on the Huntley side of the town line dividing Goulbourn and Huntley (below). Their first son, James, owned land across the road from his parents and David eventually bought the land next door to him. This large amount of land stayed in the Hartin family until the 1950's, contributing to the area being known locally as "Hartinville".

David Hartin was married to Sarah Malcolmson (known locally as "Aunt Sally"), a well-known figure in the community and the daughter of Robert Malcolmson, an early Irish settler in Bell's Corners and the owner of the original tavern on this site. David and Sarah had a large family consisting of seven children, five sons and two daughters; Charlie, Robert, Gilbert, Catherine, David, Margret Ann and William. Gilbert went on to become a doctor who settled in British Columbia. David Hartin deeded the Goodwood Hall to his eldest son Charlie, which is where he died, helping Charlie with the threshing mill.



Belden's Atlas showing Goulbourn Township and the several lots owned by members of the Hartin family, 1880 Source:

http://digital.library.mcgill.ca/countyatlas/images/maps/townshipmaps/car-m-goulbourn.jpg



Belden's Atlas showing Goulbourn Township and the Hartin House Lot Source: http://digital.library.mcgill.ca/countyatlas/images/maps/townshipmaps/car-m-goulbourn.jpg



Belden's Atlas showing Nepean Township and the Hartin Hotel lot. Source: http://digital.library.mcgill.ca/countyatlas/images/maps/townshipmaps/car-m-nepean.jpg

DAVID HARTIN DEAD. Another of Carleton's Well Known Farm. ers Passes Away. One of the best known residents of the county of Carleton, Mr. David Hartin, is dead. He was the owner of the "Goodwood" farm near Richmond. He died yesterday while attending a threshing mill upon his own farm. It appears he had been holding bags at the mill and complained to a friend standing near him that he felt as if he were smothering. Soon afterwards he fall immediately expired. supposed died of apoplexy. He a wonderfully healthy man, and was never known to be sick. He has been a life long resident of the county, living for many years at Hazledean, but afterwards purchased and moved to "Goodwood farm," which is one of the largest farms in the county, covering six hundred acres. During his lifetime he had accumulated a great deal of property and it is estimated that he was worth almost \$100,000.

The Evening Journal, November 24, 1893.

The Site:

The Hartin Hotel was constructed after the Carleton County Fire of 1870 which burned the former Malcolmson Tavern on the site. The fire is known as the Stittsville area's most tragic disaster to date, devastating much of what was then Carleton County and even threatening Ottawa. On August 17, 1870, workers were cutting brush for the new Central Canada Railway line to run between Almonte and Pakenham. As a result of several factors, the severely dry landscape due to a particularly harsh summer drought, an aggressive wind and the combustible nature of the white cedar in the area, the workers set fire to the cuttings, the fire spread rapidly. Twelve people were killed as a result of the fire including David Hartin's mother Mary Hartin and approximately 400 farms were burned.

Hartin built the hotel on his father-in-law's land in 1870, and leased it Robert Moodie, who had been the leasee of Bell's Hotel adjacent to Malcomson's Tavern before the fire. He renamed it "Moodie's Hotel" and it operated until the beginning of the Temperance Movement in the early 20th century which prompted the closure of many hotels. The building has had various uses throughout its existence, as a "Bank of Nova Scotia" in the 1950s, the "Purple Cow Snack Bar" in the 1960s and "Bell's Steak House" in the early 1970s and finally becoming "Al's Steak House" in 1976.

Community History			
Does the property yield, or have the potential to yield,	YES	NO	
information that contributes to an understanding of a community or culture?			

Bell's Corners, was originally a rural, agricultural community with many expansive farms. The area existed mainly due to its location as the midway point between Richmond and Bytown, as well as the junction with the concession road that lead to the prosperous neighbouring town in Goulbourn. Richmond Road is one of the oldest roads in Ottawa, as the continuation of Wellington Street beyond the intersection of Island Park Drive, the historical township boundary. Built originally in 1818 to connect the military settlement at Richmond with Richmond Landing near the Chaudière Falls in Bytown, Richmond Road was integral to the development of the small, rural villages west of Bytown. The opening of the Goulbourn road in 1833 (now Robertson Road) created an intersection at which the Hartin Hotel was located. The location was incredibly advantageous and lucrative, attracting several other farmer-tavern keepers including Hugh Bell's Hotel (after which Bell's Corners is named) across the street

where Bell's Corners Public School is now situated and an inn called the British Hotel to the west. It became common practice for farmers from neighboring towns to stay the night in Bell's Corners and leave early in the morning for the Bytown Market. In 1850 Bell's Corners became a part of Nepean Township and eventually became a commercial hub for the outlying rural areas having grown substantially to include several other establishments including three shoe shops, two blacksmiths, two carpentry shops, a tailor and a church.

Does the property demonstrate or reflect the work or ideas of an architect, artist, building, designer or theorist who is significant to a community?

The architect is unknown, however documents illustrate that the building was "rebuilt by Hartin."

Summary

The former Hartin Hotel is significant as one of the oldest buildings in Bell's Corners. Constructed shortly after the Carleton County Fire of 1870 it also serves as a reminder of that destructive event in Ottawa's history.

Sources

Curry, John. "Carleton County Fire of 1870," *Stittsville News*. Sept 12, 20113.

Accessed June 6, 2014. http://www.ottawacommunitynews.com/news-story/4078064-carleton-county-fire-of-1870/

Elliot, Bruce S. The City Beyond: A History of Nepean, Birthplace of Canada's Capital 1792-1990 Ottawa: Tri-graphic Printing Ltd., 1991

Gourlay, John, A History of the Ottawa Valley: A Collection of Facts, Events and Reminiscences of Over Half Century, Ottawa: 1896, 71.

Immigration and Settlement in Eastern Ontario and Western Quebec, Canada, in the 1800s including the Cities of Ottawa and Hull/Gatineau, "Bytown or Bust- History and Genealogy in Nepean- Robert Malcomson." Accessed June 5, 2014. http://www.bytown.net/malcomson.htm

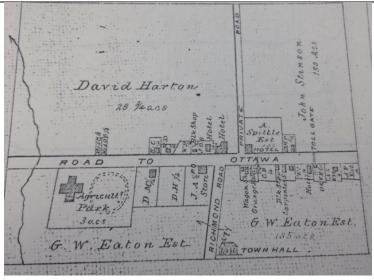
Nepean Museum. "Early Settlement". Accessed July 31, 2014. http://www.nepeanmuseum.ca/content/early-settlement

Monette, Emily. "Hartin House", Prezi presentation, Februrary 11, 2013. http://prezi.com/xzes3p1h2xke/hartin-house/

Contextual Value



Aerial photo showing the junction of Old Richmond Road and Robertson Road



Fire insurance map showing the same junction, Nepean TP. Source: Ottawa Public Library

Is the property important in defining, maintaining, or supporting the character of the area? YES NO

Until the middle of 19th century, Bell's Corners was a rural community with a strong agricultural presence. It is now a residential, commercial and industrial area surrounded by the greenbelt, however still retains much of its original rural characteristics. The Hartin Hotel property, in spite of the commercial and suburban development in its surroundings and some alterations throughout its existence, provides and understanding of how the town evolved and progressed, particularly after the fire in 1870, and contributes significantly to the community's historic character.

Context			
Is the property physically, functionally, visually or historically linked to its surroundings?	YES	NO	

The property, in its location at the corner of Robertson Road and Old Richmond Road, played an essential part in the development of Bell's Corners. It was one of the most recognized buildings in the area at the time, as the first of the three tavern hotels at the midway point between Richmond and Ottawa that offered a

stopping place and services for farmers travelling to the markets in Ottawa.

Throughout the building's existence, it has operated as a "food stop" under several names, including the "Purple Cow Snack Bar" and "Al's Steakhouse and Tavern" from 1976 until 2014. It is therefore also functionally linked to the area.

Landmark		
Is the property a landmark?	YES	NO
	\boxtimes	

The property, despite the commercial development that has evolved around it, and minor alterations that have been made, continues to be a focal point in Bell's Corners.

Summary

The Hartin Hotel is a significant historic building in Bell's Corners. While the development in the surrounding area is out of character with the original rural setting and despite the alterations and additions, the building retains its integrity through its function as restaurant and its location just outside of the downtown area.

Sources

Ottawa Neighborhoods, "Bell's Corners Description," Accessed June 6, 2014.

http://www.ottawaliving.ca/community.php?community_id=49

Elliot, Bruce S. The City Beyond: A History of Nepean, Birthplace of Canada's Capital 1792-1990 Ottawa: Tri-graphic Printing Ltd., 1991.

Document 4 - Statement of Cultural Heritage Value

Description of Property – Hartin Hotel, 1993 Robertson Road

The Hartin Hotel, 1993 Robertson Road, is a two-and-one-half-storey stone building, built circa 1870 and located at the junction of Old Richmond Road and Robertson Road in Bell's Corners.

Statement of Cultural Heritage Value or Interest

The Hartin Hotel's cultural heritage value lies in it physical value as a good example of a rural, classically-inspired hotel. Features of the building that make it a good example of its type include the symmetrical façade with side gable roof and dressed limestone construction with decorative stone quoins and voussoirs.

The Hartin Hotel has historical value for its association with the devastating Carleton County Fire of August 1870. It was built by David Hartin on the site of his father-in-law's tavern that had been destroyed by the fire. Hartin was a prominent local businessman who owned several properties including the hotel in Bell's Corners, two mills, and the Goodwood Hall Farm (now known as the David Hartin House) in Goulbourn Township.

The Hartin Hotel has contextual value for its location at the junction of Old Richmond Road and Robertson Road. As the first of three hotels located mid-way between Richmond and Ottawa, it offered a stopping place and services for farmers and their horses. Its location played an essential part in the development of Bell's Corners and contributes to an understanding of the area's evolution from a rural, agricultural community, to a suburban neighbourhood of Ottawa.

Description of Heritage Attributes

Key attributes that identify the Hartin Hotel as a good example of a 19th century hotel include:

- Rectangular plan with a symmetrical, five bay façade;
 - Dressed stone construction laid in uneven courses:
 - Decorative stone quoins;
 - Side-gable roof with returned eaves and two chimneys;
 - Large, rectangular window openings with stone sills and voussoirs; and

• its location at the junction of Robertson Road and Old Richmond Road.

This designation does not include the interior of the building or recent additions to the north or east of the building.

Document 5 – Ontario Regulation 09/06

Ontario Heritage Act

ONTARIO REGULATION 9/06

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

Consolidation Period: From January 25, 2006 to the e-Laws currency date.

No amendments.

This is the English version of a bilingual regulation.

Criteria

- 1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act. O. Reg. 9/06, s. 1 (1).
- (2) A property may be designated under section 29 of the *Act* if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:
- 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,
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or scientific achievement.
- 2. The property has historical value or associative value because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
- 3. The property has contextual value because it,
 - i. is important in defining, maintaining or supporting the character of an area,

- ii. is physically, functionally, visually or historically linked to its surroundings, or
- iii. is a landmark. O. Reg. 9/06, s. 1 (2).

Transition

2. This Regulation does not apply in respect of a property if notice of intention to designate it was given under subsection 29 (1.1) of the *Act* on or before January 24, 2006. O. Reg. 9/06, s. 2.