

Heritage Sub Committee Meeting Agenda

Date: Tuesday, October 15, 2024
Time: 3:30 pm
Location: L.R. Wilson Heritage Research Archives
 286 King St, Port Colborne, ON L3K 4H2

Pages

- 1. Call to Order
- 2. Adoption of the Agenda
- 3. Disclosures of Interest
- 4. Approval of Minutes
 - 4.1 May 13, 2024, Heritage Subcommittee Meeting Minutes 1
 - 4.2 August 19, 2024, Heritage Subcommittee Meeting Minutes 4
- 5. Staff Updates
 - 5.1 Tennessee Gates Restoration Project Update
- 6. Order of Business
 - 6.1 2024-2026 Heritage Registry Review Project Workplan 7
 - 6.2 Requests to Demolish Listed Heritage Properties
 - 6.2.1 725 King Street 9

This City-owned property is proposed to be demolished, merged with the two adjacent properties, then redeveloped into a new 50-60 unit affordable housing apartment building, in partnership with Niagara Regional Housing.

6.2.2 202 Main Street West 14

A potential buyer of this vacant, privately-owned property is requesting permission to demolish the property for a future apartment building.

6.2.3 2148 Third Concession Road 18

This property is currently up for sale. Planning staff have received numerous inquiries regarding whether the property could be demolished and have added it to this agenda so we can provide future inquirers with a definitive answer.

7. New Business

8. Adjournment

Members Present:

Luke Brazeau, Chair
Gary Hoyle, Committee Member
Jeff Piniak, Committee Member

Staff Present:

Denise Landry, Chief Planner
Chris Viccica, Engineering Technologist
Stephanie Powell-Baswick, Director of Museum and Culture
Michelle Vosburgh, Archivist

1. Call Meeting to Order

The Chair called the meeting to order at approximately 6:01 p.m.

2. Adoption of Agenda

That the Heritage Advisory Subcommittee agenda dated May 13, 2024, be adopted, as presented.

Mover: Gary Hoyle
Seconder: Jeff Piniak

Carried

3. Disclosures of Interest

No disclosures of interest were declared.

4. New Business

4.1 975 Chippawa Road Research Report

The Members discussed the merits of the subject property and whether it should be designated. Chair Brazeau noted that the property was only ranked a five out of ten.

Chair Brazeau noted that there is no indication that the owner intends on demolishing the buildings as there is a sense of pride and it is a working farm.

That the Heritage Advisory Committee recommend to Council that 975 Chippawa Road be designated under the Ontario Heritage Act.

Mover: Member Hoyle

Seconder: None.

Defeated

That the Heritage Advisory Committee recommend to Council that 975 Chippawa Road not be designated under the Ontario Heritage Act.

Mover: Chair Brazeau

Seconder: Member Piniak

Carried

4.2 736 Pinecrest Road Research Report

The Members discussed the merits of designating the subject property and are of the opinion that it meets at least two of the criteria (specifically criteria one and four) under Ontario Regulation 9/06 for designation.

That the Heritage Advisory Committee recommend to Council that 735 Pinecrest Road be designated under the Ontario Heritage Act.

Mover: Chair Brazeau

Seconder: Member Hoyle

Carried

4.3 2352 Third Concession Road Research Report

The Members discussed that the subject property has been altered quite a bit.

That the Heritage Advisory Committee recommend to Council that 975 Chippawa Road not be designated under the Ontario Heritage Act.

Mover: Member Piniak

Seconder: Member Hoyle

Carried

5. Staff Updates

The Chief Planner advised the Committee Members that Chris Roome, Planner is no longer with the City and that the Chief Planner would provide staff support to the Heritage Committee moving forward.

The Engineering Technologist updated the Committee Members on the status of the Tennessee Gates Revitalization Project indicating that the tender would be issued in August with the intent to complete the work in October 2024.

6. Other Business

The Members discussed the update to the Property Standards Bylaw and that heritage properties were added to it.

7. Approval of Minutes

Chair Brazeau requested that regrets be added back to the minutes. The Chair indicated that at the March 2024 meeting, Chris Roome and Councillor Beauregard were not present.

Mover: Jeff Piniak
Secunder: Luke Brazeau

Carried

8. Adjournment

That, there being no further business, the meeting be adjourned at 7:05 pm.

Mover: Luke Brazeau
Secunder: Jeff Piniak

Carried

Members Present: Luke Brazeau, Chair
Gary Hoyle, Committee Member
Bonnie Schneider, Committee Member
Cheryl MacMillan, Committee Member
Jeff Piniak, Committee Member

Staff Present: Diana Vasu, Planner
Michelle Vosburgh, Archivist

1. Call Meeting to Order

The Chair called the meeting to order at approximately 5:58 p.m.

2. Adoption of Agenda

That the Heritage Advisory Subcommittee agenda dated August 19, 2024, be adopted, as presented.

Mover: Cheryl MacMillan
Seconder: Bonnie Schneider

Carried

3. Disclosures of Interest

No disclosures of interest were declared.

4. Staff Updates

4.1. Update on Heritage Designation Project

The Planner stated that Bill 200 received Royal Assent on June 6, 2024, which provided municipalities with an additional 2 years to designate any registered properties featured on their Heritage Registry.

The Chair asked what the Heritage Subcommittee's next steps are in the Heritage Registry review project.

The Planner noted that the next step is preparing statements of significance which highlight the features that should be designated for each property.

Member Hoyle asked whether other properties can be considered.

The Chair highlighted that the features that the Subcommittee feels should be

designated for each recommended property had been reviewed.

That the heritage committee chair meet with the chief planner and planner to assess and update the record of the current project

Mover: Member G. Hoyle

Seconder: Member B. Schneider

Carried

5. Order of Business

5.1. Steele Street School Update

The Planner recounted conversations by Planning staff with the School Board of Steele Street Public School (214 Steele Street) regarding the current construction to add an elevator.

Member MacMillan noted that the construction had demolished certain potential heritage features, but that others remain.

Members Hoyle and MacMillan are still in favour of designating the property.

The Chair asked whether the Subcommittee should consider recommending designation for DeWitt Carter Public School.

The Archivist asked whether the Subcommittee would like a background report prepared for DeWitt Carter Public School.

Member Schneider noted that DeWitt Carter Public School is ranked an 8.

The Archivist stated that they usually only prepare reports for properties ranked 10, but an informal report can be prepared.

5.2. 44 King Street Listed Property Update

The Planner provided an update regarding a conversation with the owner of 44 King Street regarding the potential of designating the property.

6. New Business

The Chair requested an update on the timeline for the completion of the Tennessee Gates restoration project.

Member Hoyle asked the Archivist whether the background reports that have been prepared for the Heritage Registry review project can be provided to the public during walking tours.

The Archivist restated that walking tour updates can be discussed at the following Museum Board meeting, noting that the reports may be included in winter programming.

Member Hoyle asked whether the building permit review process includes a heritage review, which the Planner confirmed.

The Archivist noted that the old INCO recreation hall is up for sale, then asked whether the Subcommittee would like a background report on the property.

The Subcommittee confirmed that they would like a background report on the old INCO recreation hall.

7. Adjournment

That, there being no further business, the meeting be adjourned at 7:00 pm.

Mover: Gary Hoyle

Secunder: Luke Brazeau

Carried



To: Port Colborne Heritage Subcommittee

From: Diana Vasu, Planner

Cc: David Schulz, Manager of Planning

Re: 2024-2026 Heritage Registry Review Project Workplan

Bill 200, which received Royal Assent on June 6, 2024, provides municipalities with an additional 2 years to designate any registered properties featured on their Heritage Registry. The work that has already been done on the Heritage Registry Review Project includes the property ranking system, the preparation of background reports, the Subcommittee’s motions, and discussions with property owners.

Staff propose to prioritize the properties that both the owner and the Heritage Subcommittee would like designated. This proposed workplan aims to begin the designation process for the properties that the Subcommittee has voted to designate, and the current owners have indicated they would like to designate their property.

Properties to Designate	Reason for Priority	Start
599 King Street	Ranked 8, owner and Subcommittee want to designate	Q1 2025
5446 Sherkston Road/ 825 Pleasant Beach Road	Ranked 8, owner and Subcommittee want to designate	Q1 2025
115 Kent Street	Ranked 7, owner and Subcommittee want to designate	Q2 2025
172 King Street	Ranked 6, owner and Subcommittee want to designate	Q2 2025
143 King Street	Ranked 6, owner and Subcommittee want to designate	Q3 2025
83 Tennessee Avenue	Ranked 6, owner and Subcommittee want to designate	Q3 2025
736 Pinecrest	Ranked 6, owner and Subcommittee want to designate	Q4 2025

From now until Q1 2025, staff intend on preparing an alternate notice for heritage designation policy for Council approval. The *Ontario Heritage Act* provides that notice is to be published in a newspaper, but an alternate notice policy can be established to allow staff to use digital means of notice, such as the City’s website or social media channels.

Staff will continue to encourage eligible property owners to consider designation throughout 2025; a new workplan can be prepared to plan for 2026 near the end of 2025.

The following table has been prepared to demonstrate the process of designating a heritage property from start to finish. Staff note that the *Ontario Heritage Act* requires a Designation By-law to be approved within 120 days of issuing a Notice of Intention to Designate. Staff estimate that each property will take about 4.5 months to designate each property, assuming there are no objections or appeals.

Step in Process	Subcommittee Approval
1. Prepare Designation Documents Time to Complete: TBD	
Prepare statements of significance	The statement of significance for every property
Send statements of significance and background reports to owners, then confirm owner's interest in designation	
Prepare draft Designation By-law	The template for the Designation By-laws
2. Report to Council to Recommend Designating a Property Time to Complete: 1 month	
Prepare recommendation report for Council	
Present recommendation report to Council for approval to continue designation process	
3. Prepare + Circulate Notice of Intention to Designate Time to Complete: 1 month	
Prepare Notice of Intention to Designate	The template for the Notices of Intention to Designate
Publish Notice of Intention to Designate in newspaper	
Serve owner with the Notice of Intention to Designate (30-day objection period)	
4. Approval of Designation By-law Time to Complete: 2 months	
Prepare Council report for approval of By-law to Designate	
Present By-law to Designate to Council for approval	
Send approved Designation By-law to the owner (30-day appeal period)	
5. Prepare + Circulate Notice of Passing Time to Complete: 15 days	
Prepare Notice of Passing	The template for the Notices of Passing
Publish Notice of Passing in newspaper	
6. Register Designation By-law on Title Time to Complete: TBD	
Register the By-law on title	
Update the municipal register	
Send the Designation By-law to Heritage Trust Registrar	

Heritage Research Report 725 King St.

Lot 22 East Side Victoria (King) St., Former Humberstone Village

Architectural Features:

The building at 725 King St. is a one-and-a-half-storey structure that shows elements of the Ontario Cottage style, with its gothic revival style gable on the south side. Some exterior alterations have been made to the original building, including replacing or covering what would have been wooden clapboard with stucco, adding a wooden, enclosed staircase on the south side exterior, and possibly enclosing what may have been a porch on the north side. The original part of the house, possibly built as early as the 1860s, is the middle section of the structure, with extensions having been added onto both the west and east ends in 1893. The west end of the building has a hipped-gable end, which would have been unusual for the time and style; it is unclear whether it is an original feature. This end used to be the front of the building, and the sidelights on the window are most likely the remnants of what was once the front doorway (See Appendix 2). There is a one-storey addition on the back, which is probably the kitchen that was added in 1893, and then a small, flat-roofed addition behind that of a more recent date. Some of the window lintels appear to be original, and there is a well-preserved box bay window on the building's north side with intricate, scroll-shaped cornices.

The building has been in use as a triplex, so it is unlikely that many original interior features remain.

History:

Gordon Willson purchased Lot 22 on the East side of Victoria (King) St. in 1859 for \$200, and sold it two years later, in 1861, to Alwis (also spelled Aloys) Piper, a labourer, for the same price (See Appendix 1). The evidence suggests that Piper would have built a dwelling here shortly after purchasing the property. In 1879 Piper took out a mortgage of \$150 from Joseph Miller, and in 1882 this mortgage was assigned to Andrew Binder, a cooper, who owned the neighbouring lots 21 and 4. In 1889 Binder purchased the property from Albert Piper, Alwis's son or grandson, for \$254.80, suggesting that this was taken in payment for the mortgage plus interest. In 1892, Binder sold Lot 22 for \$500 to Frederick W. Weidman (Whiteman), whose parents, Jacob and Mary Weidman, ran the Union Hotel on Main Street. Shortly after taking possession, Weidman carried out some renovations: the *Tribune* of October 20, 1893, reports, "Fred Weidman's house is being improved by the addition of a new front part, kitchen, and cellar, making it a very commodious home."

Of particular interest is a horse chestnut tree on the south side of the property, which may be at least as old as the date of Weidman's additions to the house. Horse chestnut trees, native to the Balkans and Turkey, were introduced into Britain in the early 15th century, and subsequently introduced to Canada by settlers.

Appendix 1 Abstract Lot 22 Victoria Street East Side, Humberstone Village

PETERSBURGH, LOT No. 22 on the East side of Victoria Street TOWNSHIP LOT No. 28 in 2 nd Concession, Township of Humberstone.											
No. of Abstract	No. of Volume	No. of Instrument	INSTRUMENT	IS DATE	DATE OF REGIST.	GRANTOR	GRANTEE	QUANTITY OF LAND	CONSIDERATION OR AMOUNT OF MORTGAGE	REMARKS	
1			Patent	17 th May 1802		Carocem	John Neave	68 s. pt. lot 28 con 2			
2	A 2081 10	BVS	3 rd Jan'y 3 rd July 1808	1812		John Neff	Peter Neff	68 s. pt. lot 28 con 2 comp at S E angle thru N 34 th etc			
3	A 8727 202	BVS	23 rd June 1832	1832	1832	Jacob Neff Jr (Heir at call of the late P. G. Neff)	Abraham Neff Jr	120 bars # 290 " 1 lot 28 for 1729 cm2			
4	A 85 460	BVS	18 th July 1840	1840	1840	Abraham Neff Jr	Daniel Neff Senr	120 acres 390 " as 1 st 3			
<u>Township Registry</u>											
5	A 1572 52	BVS	24 th March 1849	29 th May 1849	1849	Daniel Neff	Abraham Neff Junr	50 pts of 300 " lot 28 429 except 1/2 an acre doled to John Cherry & John Ric Part being a part of the lands in 17 th "			
6	A 2893 109	G.C.	16 th Novr 1847	1 st April 1851	1851	Daniel Neff Jr	Daniel Neff Senr	120 acs 400 " same as 1 st "			
7	A 3222 114	BVS	24 th March 1849	9 th July 1857	1857	Daniel Neff Senr	Daniel Neff Jr	70 acs 300 " lot 28 429 in 2 nd 29 in 2 nd Chs Compt S. W. corner of lot 28 27 chs 28 links 36.000 to 1/2 acrs of 1/2 an acre near W. side of Canal thence S. eatherly along west edge of back ditch &c			
8	A 3223 115	BVS	31 st May 1851	9 th July 1857	1857	Daniel Neff Jr	John Thompson	70 acs 400 " same as 1 st "			
9	A 1374 311	BVS	20 th Octr 1853	15 th Novr 1853	1853	Abraham Neff et al	John Thompson	15 acs pt. 200 4 th s. pt. 1 st lot 28 con 2, con 7, but a stake 27 chs 28 links from S. W. corner of lot 28 thence 17 th chs to Thompson Street &c			
<u>Village Registry</u>											
10	A 6758 98	BVS	26 th Jan'y 1859	4 th Feb'y 1859	1859	John Thompson et al	Gordon Willson	31 perches 200.00 lot 22 on the East side of Victoria Street.			
11	A 9483 113	BVS	11 th July 1861	13 th July 1861	1861	Gordon Willson et al	Revis Piper	same as 1 st 200.00 1 st 10			
<u>Township Registry</u>											
12	A 13392 217	G.C.	15 th June 1865	17 th June 1865	1865	Jacob Neff et al	Abraham Neff	22 nd s. pt. 1 st 500 lot 28 429 con 2			
12											
To file 126											

Plan No. 200 PETERSBURGH, LOT No. 29 on the East side of Victoria Street now King St. 126 TOWNSHIP LOT No. 98 in 2nd Concession, Township of Humberstone. from folio 125.									
No. of Instrument	No. of Instrument	Date	Date of Register	GRANTOR	GRANTEE	QUANTITY OF LAND	CONSIDERATION OR AMOUNT OF MORTGAGE	REMARKS	
13 C 298	14277 g.c.	29 Dec 1865	30 Dec 1865	Abraham Noff et ux	John Thompson	70 acs same as 1797.			
14	200 Plan			Duplicate Registry 19 inch Plan of part of the Village of Petersburg, composed of part of plot 1869 23 cont. 23 Humberstone, a half, the 1/2 of plot of Thompson lay certified by Jacob Messner P.E.S.					
15 K	2024 Mrtg	20 Oct 1879	24 Oct 1879	Aloys Piper	Joseph Miller	31 perches	150.00		
16 L	2470 Convey	28 Apr 1882	29 Apr 1882	Joseph Miller	Andrew Rieder of Hmtg	lot 22	160.00		
17 O	3454 BTD	14 June 1889	15 June 1889	Albert Piper	Andrew Rieder	same as 18	252.30		
18 N	4337 Dis	28 Mar 1894	23 Mar 1894	Andrew Rieder	Albert Piper of Hmtg	lot 22			
19 K	4358 BTD	22 Mar 1894	23 Mar 1894	Andrew Rieder	Frederick W. Weidman	31 perches	500		
See County By-Law Incorporating Village of Humberstone, registered Feb. 13th, 1912, at No. 57C1									
20 A	571 Grant	5 April 1915	6 April 1915	Christiana Rieder Widow	Frederick W. Weidman	31 Perches	500	her interest in	
21 C	2533 By-Law	2 May 1927	17 May 1927	By-law no. 166 changing Victoria street to King street.					
22 G	5896 Grant	3 Sept 1947	22 Sept 1947	Sylvia K. O'Hare Arland Weidman as surviving executor of Frederick W. Weidman	Arland Weidman Sylvia K. O'Hare as tenants in common	lot 22	10.00	Succession Arland Weidman	
23	ORDER O. M. B. PERIN 13 NOV. 1951 AS NO. 7203 RE: J. W. WEIDMAN, VN OF PURT COLBORNE & VILLAGE OF HUMBERSTONE.								
24 J	7226 Grant	26 Nov 1951	3 Dec 1951	Gene D. Weidman widow, Exr. of Arland W. Weidman	the said Gene D. Weidman	lot 22	1.00	Measurement correct	
25	369018 Grant	5 Nov 1965	29 Nov 1965	Sylvia K. O'Hare Gene D. Weidman	Alfred Reberul Wanda Reberul his wife tenants-in-common tenants-in-common	lot 22	9,000.		
26	SEE DEPOSIT No. 37027B								
142381	Grant	19 May 1971	5 June 1971	Alfred Reberul Wanda Reberul	John S. Kish Mary H. Kish	lot 22	1.00	Tenants in Common Joint Tenants his wife who also bears	
142382	Mrtg	3 June 1971	5 June 1971	John S. Kish Mary H. Kish	Alfred Reberul Wanda Reberul	lot 22	10,200.	Joint Tenants Joint Tenants	DISCHARGED BY NO. 349157

FORWARDED TO NEW INDEX (1973)

Appendix 2





Heritage Research Report 202 Main St. West (City Hotel/Tavern)

Part Lot 3 South Side Main St. West, Former Humberstone Village

See: Anger, Don. *The “Golden Age” of Old Humberstone Village (1790-1912) and its Early Inns and Taverns*. Port Colborne Historical and Marine Museum, 2003.

Architectural Features:

The two-storey structure that stands at 202 Main St. W. underwent at least two distinct phases of building: the first being in 1851-3, and the second being in 1897. We know that when Marshall Doan began the rebuilding and renovations in 1897, he had the western portion of the original building moved back, and a new building erected in its place. The contract was given to Charles Reichman, and H.D. Suess drew the plans. The *Tribune* of May 10, 1898 reports, “The double verandah on Doan’s hotel is now finished, and is said to be one of the finest in the country. It certainly is a good specimen of workmanship and reflects credit on the builder, Messrs. H.D. Suess and Mich. Huffman”. This verandah seems to have been extant at least until the late 1950s. There have been significant alterations to the exterior since, and it retains little of its original appearance (See Appendix 1). The eastern portion, which is likely the remaining part of the 1853 building, features a low hipped roof, and two gabled dormers on the second storey façade. Curiously, the 1897 addition on the west of the building featured a flat roof, which was highly unusual for that period. The siding would originally have been clapboard, but has since been replaced by vinyl siding. The windows and entryways are not original.

In 2017 there was a fire, but the damages were localized and repaired.

History:

The oldest portion of the former City Hotel was originally built as a private residence, by John Frederick Utz, a blacksmith, around 1851-53. The home was purchased by John C. Minor in 1855, and then by Levi Kinsey in 1857, before Michael Reeb, then a Teamster, purchased the building in 1858 for \$600, but Levi Kinsey appears to have continued to live there, renting the house, for some time. During the 1860s Reeb worked as a grocer and merchant, but by the 1870s he was working as an Innkeeper; in an 1879 business directory he is listed as the proprietor of the City Hotel. The hotel was then purchased by Augustus Barth in 1884, and he ran it until 1889, when he leased it to Horace Ramey. Shortly after this, however, Marshall Doan purchased the hotel, running it from 1891-1899.

It was Doan who carried out the significant renovations on the original building, and had the main, street-facing portion constructed. In 1899, the hotel passed briefly into the hands of Oscar Upper, before being sold to William Mehlenbacher, a tailor. In 1906, Mehlenbacher and Charles A. White, proprietor of the Western Hotel down the road, switched properties. The property stayed in the hands of the White family until 1945, when it was sold to Melvin and Maria M. Misener. It was then run by the Bagu family from 1951 until 1966. In 1978 it was purchased by Bob and

Isabella Moskalyk, who changed the name from City Hotel to City Tavern, and it continued to operate until 2020.

Architectural and Historical Significance:

While few of the City Hotel's original architectural features have been preserved, the building does stand testament to Port Colborne's marine heritage. During the nineteenth century, Humberstone had at least eight licensed taverns/hotels, which were important in providing accommodations for travellers, as well as food, drink, and entertainment for the many who worked on an along the canal; this large number evinces the great influence of the canal on the businesses and industry of Port Colborne and Humberstone Villages. This is the last surviving hotel building from this period in the former Humberstone Village. When shipbuilding technology advanced and the large lakers could make the trip in a shorter amount of time, and the Welland Ship Canal (4th canal) was built, many businesses lost custom, including the numerous hotels that had once lined Main St.

Appendix 1



(Screenshot from Google Earth)



West Side 202 Main St.



Eastern Portion 202 Main St. ca. 1853

2148 Third Concession Rd. (part of Lot 16, Concession 4 (part of east ½ of south ½))

Preliminary Research Report for Heritage Committee

Prepared 9 October 2024

Architectural Features

The house, as it is today, was clearly constructed in at least two, probably three, phases. The western front section appears from its features, to be the oldest. The construction material under the modern siding is unknown. The dimensions and features of this section are characteristic of simple dwellings in the early to mid-nineteenth century. It has a symmetrical façade, with a central door and two flanking windows, with a low loft above. This was typical for log/ timber dwellings as well as frame. The cellar is field stone. The porch stretching across the front façade of this section is also representative of the early to mid-nineteenth century. Such simple farm houses would have been nearly ubiquitous in the rural areas of southern Ontario, during a period in which farming was still being established. The turned wooden porch roof posts are typical of the mid to late-nineteenth century, but it is difficult to tell if the ones present are original or replacements. Closer examination is required of the porch roof, as photos appear to show it has a slight curve in the slope. This was a building feature used both for decorative purposes and to encourage water to move away from the building in the nineteenth century.

The eastern front section is more typical of the 1870s, when the Ontario cottage style was at its height. The gable front is quite prominent, and the roofline of this section is higher, allowing for greater ceiling height inside on the second floor. Of particular interest is the small window in the second-floor landing, still partially intact on the rear façade, which would have provided natural illumination for the stairs.

The rear section on the west is more difficult to date. It is approximately the same height as the oldest section, and may be contemporary with it, or more likely, a little later. Such additions often served as summer kitchens and woodsheds. There is another small addition in the rear of the house which was probably added much later to accommodate plumbing for a bathroom and kitchen. While some windows have been replaced recently, several of the original windows and frames are still intact.

Based upon photos available from the realtor available online,¹ the layout of each section of the home is almost completely preserved, although the function of some of the rooms has changed. Parts of the second-floor interior of the eastern section are remarkably original: one bedroom and the stairwell still have lath and plaster, although the plaster is falling off in places. In one room, parts of the walls and the ceiling have been covered with oriented

¹ Real estate listing, accessed 9 Oct 2024 , <<https://www.realtor.ca/real-estate/27320648/2148-3rd-con-road-port-colborne>>

strand board (OSB) and another is similarly covered with modern materials. The photo of the loft area above the original front section indicate that the entire roof sheathing has been replaced, however, the original roof framing and parts of the original walls are clearly visible. The stairway also appears to have much of its original woodwork, including the newel post, banisters and railings. Most of the walls on the ground floor have faux wood panelling applied, while preserving much of the original wood trim. The addition of panelling was often done in the mid-twentieth century to be able to add insulation to the interior walls; whether the original lath and plaster is still in place behind the panelling is unknown.

Property and Building History

This property is part of Lot 16, Concession 4, a 200-acre lot. Lot 16 has an unusual history since it was not granted by the Crown until 1870; moreover, it was granted in four separate parcels which is also unusual.² In 1869, Benjamin Doan received a grant for 50 acres, the quarter section described as the east half of the south half of Lot 16, the parcel on which 2148 Third Concession Road stands. Jacob Doan (presumably the same Jacob Doan who was Benjamin's son) received a grant of the 50 acres (west half of the south half of Lot 16) next to his father's grant.

Jacob likely built a house on the west half, since he took a mortgage on the property in 1870 for \$400. This house would not have been the one at 2148 Third Concession Road. The mortgage was paid off the following year, and in 1872, Jacob sold the entire parcel to William Dickson Sr. for \$1200.

The same year, 1872, Benjamin sold his 50 acres, which would include the location of 2148 Third Concession Rd to his son, Jacob Doan for \$2000. The price suggests the house was already there, and had been there for a while, since Benjamin did not take a mortgage after receiving the grant. It is quite plausible that Benjamin had been living on that property before receiving the grant in 1870. The 1861 census indicates that Benjamin Doan, along with his wife and sons, were living in a log cabin built in 1819, however, no exact location is provided in that census. The heritage registry originally noted the house as built in 1870 by Jacob Doan, but how the creators of that registry came up with the information is unclear; further research indicates a more complicated history of the building. Benjamin Doan was born about 1818, and married about 1840. A construction date of 1840 for the western front section is plausible, but at this point, there are no sources to support this date; further research may shed light on the date of

² More opportunity to research this property in the RG 1 series at the Archives of Ontario will likely shed light on the very late grant date and subdivision. It is possible that the property was brought forward to the Second Heir and Devisee Commission, or was in dispute between multiple claimants who were, essentially, squatting or using the land without title, or with the authority of an early location ticket. Such occurrences were common in the early to mid-nineteenth century.

the original section. If this is the same spot as listed in the 1861 census, Doan may have built a frame house on the old log house cellar, or the oldest part of the house may still have some squared timbers hidden in the walls and behind the modern siding. Jacob Doan took out a mortgage in 1873 on this parcel for \$250.00, and another one in 1876, perhaps to build the eastern section on the house, but just as likely, he may have built a barn or other outbuildings which have not survived. (See 1934 airphoto below.) These debts were all discharged by the time the property was sold to William White in 1880 for \$2850.

Several Doan men had received much earlier land grants from the Crown in Concession 3 adjacent to the lot under discussion here, so the family was in the vicinity, and both Benjamin and Jacob Doan owned property across the road in Lots 15 and 16, Concession 3 later.

Historical Significance

The Doan family have a very significant place in the history of Humberstone township, and the greater historical context. Members of the Doan family emigrated to Canada following the American Revolution in order to escape persecution for failing to adequately support the patriot cause during the Revolutionary War. The Doans were Quakers, members of the Society of Friends, committed to peace and non-violence. In Bucks County, Pennsylvania, by 1780 the actions of the rebels against the Doans and others were becoming unbearable. Several Doan brothers, and a cousin, tired of the harsh persecution and violence being meted out against their father, Joseph Doan, Sr. and others in the community, decided to take matters into their own hands. They were labelled as a gang for their actions in defending family and community members who were being violently harassed in Bucks County, Pennsylvania. Several of the brothers were eventually captured, and two were hung, but two others, Aaron and Joseph Jr., escaped prosecution in the United States, and ultimately received land grants in Humberstone township. Benjamin and Jacob Doan, of Lot 16, Concession 4, were the grandson and great-grandson of Aaron Doan.

Abstracts

TOWNSHIP OF HUMBERSTONE, LOT No. 16 in 4th Concession from Abstract (C.M.A. Series) page 115

Abstract No.	No. of Instrument	Instrument	Its DATE	DATE OF RECEIPT	GRANTOR	GRANTEE	QUANTITY OF LAND	CONSIDERATION OR AMOUNT OF MORTGAGE	REMARKS
1 190	192	Grant	4 Feb 1889	11 March 1889	Victoria R.	Christian Blea	50 Acres 6 1/2 q. 1/2	\$400.00	
2 191	193	Grant	6 Feb 1889	11 March 1889	Victoria R.	Benjamin Swan	50 Acres 2 1/2 q. 1/2	\$400.00	
3 209	204	Grant	12 Aug 1889	31 March 1889	Victoria R.	Jacob Swan	50 Acres 10 7/8 q. 1/2	\$400.00	
4 559	388	Grant	10 Feb 1889	17 March 1890	Victoria R.	John Bender	50 Acres 17 1/2 q. 1/2	\$400.00	
5 489	317	Mortg	8 October 1889	28 October 1889	Jacob Swan et al	William Melanby	50 Acres 5 7/2 q. 1/2	\$400.00	payable in 3 years at 6% interest
6 536	378	W.D.	18 Feb 1890	19 May 1890	John Bender	Marilla Swan	50 Acres 17 1/2 q. 1/2	\$800.00	
7 561	567	Receipt Mortg	21 Sept 1891	23 Sept 1891	William Melanby	Jacob Swan	50 Acres 10 7/8 q. 1/2	of the above	of 317 above
8 574	701	W.D.	13 June 1892	6 July 1892	Benjamin Swan and Marilla his wife, late Mrs Melanby	Benjamin Swan and Marilla his wife, late Mrs Melanby	4 1/2 Acres 1/2 q. 1/2	\$70.00	Recd. with interest on 20th July 1892
9 71	730	W.D.	2 October 1891	5 Aug 1892	Jacob Swan et al	William Melanby	50 Acres 17 1/2 q. 1/2	\$1200.00	
10 76	783	W.D.	31 Dec 1892	8 Jan 1893	Benjamin Swan et al	Jacob Swan	50 acres 2 1/2 q. 1/2	\$2000.00	
11 227	844	Mortg	17 May 1893	20 May 1893	Jacob Swan et al	Daniel Knicker	50 acres 6 1/2 q. 1/2	\$3000.00	interest 7% per cent
12 436	1310	Mortg	31 Jan 1896	4 Feb 1896	Jacob Swan et al	Canada P.L. & Co	50 acres 2 1/2 q. 1/2	\$1000.00	1892, 21 2070 1/2 1896
13 446	1321	Receipt	Feb 10 1896	Feb 15 1896	Daniel Knicker	Jacob Swan	of 107 q. 1/2	\$149.	
14 164	1479	W.D.	29 Dec 1896	2 Jan 1897	William Knicker	William Knicker	50 acres 10 7/8 q. 1/2	\$1800.00	
15 166	1480	W.D.	29 Dec 1896	3 Jan 1897	William Knicker	William Knicker	50 acres 10 7/8 q. 1/2	\$1000.00	

1934 airphoto

This shows a substantial set of barns and outbuildings behind the house, which no longer exist, all that is left to indicate their location today is the long driveway which stretches past the house.



1979 Heritage project



