

Heritage Sub Committee Meeting Agenda

Date: Monday, March 17, 2025
Time: 6:00 pm
Location: L.R. Wilson Heritage Research Archives
 286 King St, Port Colborne, ON L3K 4H2

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1. Call to Order	
2. Adoption of the Agenda	
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7. **New Business**

8. **Adjournment**

Heritage Sub Committee Meeting

Date: Monday, February 24, 2025
Time: 6:00 pm
Location: L.R. Wilson Heritage Research Archives
286 King St, Port Colborne, ON L3K 4H2

Members Present: Cheryl MacMillan, Member
Eric Beauregard, Councillor
Jeffrey Piniak, Member
Joseph (Luke) Brazeau, Member
Bonnie Schneider, Member
Micheal Hili, Museum Board Member

Staff Present: Stephanie Powell Baswick, Director of Museum and Culture
Diana Vasu, Planner
Michelle Vosburgh, Archivist
Anna Carlsen, Archives Assistant

1. Call to Order

The Chair called the meeting to order at 5:57 p.m.

2. Adoption of the Agenda

Moved By Cheryl MacMillan

Seconded By Bonnie Schneider

That the Heritage Subcommittee agenda dated February 24, 2025, be approved as presented.

Carried

3. Disclosures of Interest

4. Approval of Minutes

4.1 January 20, 2025, Heritage Subcommittee Meeting Minutes

Moved By Jeffrey Piniak
Seconded By Micheal Hill

That the January 20, 2025, Heritage Subcommittee meeting minutes be approved as presented.

Carried

5. Staff Updates

5.1 Heritage Week (February 17-23, 2025)

The staff present highlighted the resources prepared for Heritage Week.

The members present discussed their experience engaging with the Heritage Week resources.

5.2 Firelane 2 Pillars

The Planner summarized the Deputy Fire Chief's opinion that while fire trucks can currently fit through the pillars at the intersection of Firelane 2 and Pinecrest Road, there is a tree growing into one of the pillars that will start to be a concern over time. In response, the Road and Park Operations Manager confirmed the repair of the pillars will be submitted as part of the 2026 budget process.

Councillor Beauregard noted that a report was prepared that outlined the repairs needed for the pillars.

The Chair added that there were concerns regarding fire trucks getting onto Firelane 2 because of the pillars, and that the matter was voted on by Council.

The Archivist stated that the report was from 2022 and recommended relocating the pillars for fire access.

The Committee requested a copy of the report.

The Chair asked what the Committee's next steps are to work towards protecting the pillars.

The Planner stated that the Committee can pass a motion to make a recommendation to Council.

The Chair asked if the pillars at Firelane 1 and 2 should be dealt with at the same time.

Councillor Beauregard suggested that a motion passed by the Committee could recommend staff investigate the Firelane 1 and 2 gates and bring a report to Council.

Moved By Cheryl MacMillan

Seconded By Micheal Hili

That the Heritage Subcommittee recommend that Council direct staff to investigate the ownership of the Firelane 1 and 2 gates and present the next steps forward for investigating and fixing the gates to ensure their preservation and restoration, as per the engineer's report in 2022.

Carried

6. Order of Business

6.1 Former INCO Recreation Hall Heritage Research Report

The Archivist stated that, at the last meeting of the Heritage Subcommittee, there were discussions about the potential sale of 189 Davis Street, which led to the consideration of whether the property has historical significance. The Archivist opined that the property has great cultural and architectural significance and is an important heritage asset.

Moved By Micheal Hili

Seconded By Cheryl MacMillan

That the Heritage Advisory Committee recommend to Council that 189 Davis Street be designated under the Ontario Heritage Act.

Carried

6.2 Draft Alternative Notice Policy

The Planner presented a draft Alternative Notice Policy to allow Planning staff to use the City's website as the official form of notification of potential heritage designations, rather than the print newspaper that the *Ontario Heritage Act* currently requires. The Planner requested the Committee's feedback on the draft policy.

The Committee decided their preference was for the Alternative Notice Policy to be referred to the Museum Board and remain as an internal procedure; accordingly, the Committee highlighted their support of print

newspaper remaining the primary form of notification of potential heritage designations.

6.3 Draft 2025 Heritage Tactical Plan

The Planner presented the draft Tactical Plan and requested the Committee's feedback.

The Chair stated that the Alternative Notice Policy (Goal no. 1 in the draft Tactical Plan) should be removed as one of the goals.

Councillor Beauregard requested that Goal no. 3 (Continue Reviewing Heritage Register) become Goal no. 1, then added that Council believes cleaning up the Heritage Register should be the main goal of the Heritage Committee.

The Archivist stated that the Committee's priorities have had to shift because of the changes to the *Ontario Heritage Act*.

Councillor Beauregard suggested that Goal no. 2 (Designate Key Heritage Properties) should become Goal no. 1, then requested that "Heritage Properties" be changed to "Heritage Properties, Structures, and Buildings."

The Archivist suggested that the Committee could consider adding plaquing heritage properties as a new goal, adding that the properties that receive plaques do not need to be designated heritage properties, nor do the plaques need to be complicated (i.e. plaques could be as simple as the estimated/known year of construction and the name of the house).

The Chair agreed with the Archivist, noting that the "Who is Responsible?" portion should be "Planning staff," and the "Timeline" should align with the 2026 budget process.

7. New Business

7.1 Statements of Significance

The Chair requested that Planning staff prepare and present the statements of significance for the properties the Committee has voted to recommend for designation, and that the owner of the property is interested in designating, at the March Heritage meeting.

8. Adjournment

The Chair adjourned the meeting at 7:35 p.m.

Chair

Staff Liaison

Preliminary Research Report

5446 Sherkston Road/825 Pleasant Beach Road

Port Colborne, ON submitted by Nora A. Reid, M.A., Hist. of Art, Feb. 2024.

This property contains three separate structures:

1. Old blacksmith shop 5446 Sherkston Road facing Sherkston Road (Figs. 1 - 4)

This is a small one storey building facing Sherkston Road with two garage style doors and a peaked roof that is bell cast at front (Fig. 1). Local oral tradition has long maintained that this was once a blacksmith shop for the area¹. This is supported by both the general appearance of the building and the historical record.

The structure has three six paned windows on the west side (Fig. 2), one six paned window on the east side and a wooden slat door on the north side with strap hinges (Figs. 3-4). The windows and door have an appearance of age. It can be assumed that the roof is much more recent as is the stucco on the walls.²

The entire property was purchased by 30-year-old Abner J. Lee in 1895 who owned it until 1911. Humberstone Township Assessment Rolls between 1896 and 1911 list Abner Lee as a blacksmith. Later Rolls (1907 to 1910) also include a business tax assessment. Details: please see History of Property below, p.p. 15-18.

Age: given the above, it is safe to assume that this building was likely constructed by or for Abner J. Lee as a blacksmith shop in 1895 and used for that purpose until he sold the property in 1911. It is unknown whether this is the only 19th century blacksmith shop still in existence on the Sherkston area.



Fig. 1 Old Blacksmith Shop south side 5446 Sherkston Road facing Sherkston Road



Fig. 2 Old Blacksmith Shop west side 5446 Sherkston Road



Fig. 3 Old Blacksmith Shop east side 5446 Sherkston Road



Fig. 4 Old Blacksmith Shop north Side 5446 Sherkston Road

2. Old Stables 5446 Sherkston Road/825 Pleasant Beach Road facing Pleasant Beach Road (Figs. 5-9)

Current owner Toni Pidsadnick states that this is believed to be the oldest building on the property and was originally used as a stable for horses. Currently the ground floor is used for storage and the second floor is a rental unit.³ The second storey appears to have been added later. As the entire building is stuccoed there are no visible clues to confirm this. However this is supported both by the buildings appearance and family oral tradition.

This is a two storey L-shaped building with peaked roofs and dormers with a one story extension with shed roof on the north side. Front façade ground floor (Fig. 5) facing Pleasant Beach Road has two garage type doors flanked on either side by two four over four windows, and an entrance door at the south end. On the second story above the garage doors under the peak is a set of three double hung windows. To the right of these is a second story dormer containing a set of paired windows. A smaller second storey dormer is located at the back of the building on the east façade (Fig. 7).

The windows on the ground floor appear original - older double hung wooden windows with 4 over 4 panes on front (east) façade (Figs. 5 and 6) and 2 over 2 panes on all the other sides (Figs. 7-9) whereas all the second story double hung windows are single

paned and appear much newer, supporting the conclusion that this was originally a stable that was later expanded and upgraded for residential use.⁴

This was confirmed in a post on the “Sherkston – the Town” Facebook page by Cindy Fraser, a descendant of the Benner family who owned the property from 1925 to 2009 (Details on Benner family please see [History of Property](#) below).

Ms. Fraser posted:

The garage /apartment was created about ? A neighbor complained to Grandpa Benner that it should be torn down. Stubborn Grandpa, added the apartment and had wonderful tenants for years.

Jerry and Mary Sherk

Kerkulfs?

Ruth Benner and Carol Coopman for 30 years.



Fig. 5 Old stables facing Pleasant Beach Road west side



Fig. 6 Old stables west and south sides



Fig. 7 Old stable south and east sides



Fig. 8 Old stables east and north sides



Fig. 9 Old stables north side

3. House 5446 Sherkston Road/825 Pleasant Beach Road facing Sherkston Road (Figs. 10 –20)

This house is L-shaped and consists of two houses joined together. The oldest part of the main house faces Sherkston Road and is a rectangular two storey wing with a central front gable in the eave of the upper storey (Figs 10-12). The front gable is decorated with “fish scale” shingles.⁵

The north wing creating the tail of the “L” facing Pleasant Beach Road (Figs. 13-14) was moved onto the property sometime after the original house was constructed. The current owner states that evidence for this north section being originally a separate house can be seen in the attic, where the north wing is a full 18 inches lower than the front (south) wing.⁶

The architectural style of the original part of the house facing Sherkston Road appears to reflect the style of an “Ontario House” – a type of small one and one-half storey farmhouse with a central front gable in the eave of the upper storey. A window or windows in the central peak gave light to the upper storey. This was the most popular form of farm dwelling in Ontario from the 1840’s to the 1870’s.

“Ontario Houses” were usually limited to one and one-half storeys due to tax laws. However, as time went on many of these were enlarged, as this one was, by adding a “tail” giving it an L shaped plan.⁷ It is likely that the upper part became a full second storey when the second house was moved to the property and attached to the north side.

Age:

The architectural style as well as the historical record supports an early date for the original (south) wing of the house, possibly as early as the 1870’s.

Blacksmith Abner J. Lee purchased the 1 ½ acre property for \$1000.00 in 1895, a value that would indicate that there were structures, likely more than one, on the property at the time. Although the name the person he purchased from is less than legible in the records, it appears to be Samuel Zavitz, who himself purchased 1 ½ acres, part lot 2 for \$700.00 from Joseph House in 1885. Once again the value indicates the presence of buildings on the property during the early 1880’s.

A sale from 20 May 1866 of 1 ½ acres of Lot 2, Concession 1 “on the north side of the Fort Erie Road” for only \$155.00 suggests there was no building on the property at that

time and that the original house was probably constructed during the 1870's, after 1866 and before the 1880's. Further research would be needed to narrow this down. (Details please see History of Property below).

No further information is available at this time about the origins of the second house and when it was added as a north wing. As to the date that this occurred, the historical record does provide for some speculation. Humberstone Township Assessment Rolls show the Lee family growing from a family of four in 1897 to a family of nine in 1910 which suggests a need to expand the area of the house to accommodate a growing family. (Details please see History of Property below).

Porch, south and west sides; large front (picture windows) south side (Figs 11,12,19, 20): Circa 1900 to 1920's.

The wrap around front porch was added after both wings were in place and reflects a much later, early twentieth century style, "Edwardian Classical" Porches with short colonettes with classical capitals (in this case Ionic scrolls) set on square piers were a feature of this style. The central peak over the front door has a sunburst design . Although it has had some alterations (see Alterations below) its overall early 20th century character remains intact.

Given its architectural style, this porch was likely built sometime between 1900 and 1930 when Edwardian Classicism was in vogue.⁸ This may have been done by blacksmith Abner Lee, who owned the property until 1911, Minister Noah Honsberger who purchased it in 1920 or possibly even by the Benner family who purchased it in 1925. It is possible but unlikely that the owners from 1911 to 1920, the Kennedys, would have made this type of upgrade as the Assessment Rolls for those years list them as out-of-town landlords.

The two large (picture) windows under the front porch were also likely added around the same period as panes of glass of that size were not commonly used until the turn of the twentieth century.

Alterations:

As well as the addition of the wrap around front porch and two large front "picture" windows, the following 20th century alterations were observed during the site visit February 3rd and by comparing the current photos of the house to those taken in the 1930's:

- Piers supporting half columns of the porch were originally wood and have been replaced by stone; wooden railings and spindles have been removed (compare Figs.10 through 13 to Fig. 16; 19-20)
- Original clapboard siding has been replaced with new siding
- Original two over two double hung windows have been replaced with newer single pane double hung windows (compare Figs. 13-14 and Fig. 17)
- Front “picture” windows replaced. Originals had rectangular transom above (stained glass?). Current windows have sliding windows at bottom (compare Figs. 10-12 and Figs.19-20).
- It appears the front door was once located in a more central position under the porch and roof dormer gables and is now offset to one side (compare Fig 19 to Fig. 20 and Fig 12).



Fig. 10. House, 5446 Sherkston Road, south (front) façade facing Sherkston Road



Fig. 11. Front (south) façade



Fig. 12
Detail of sunburst pattern on front porch
pediment over entrance door



Fig. 13. Porch and west side, house at 5446 Sherkston Road/825 Pleasant Beach Road



Fig. 14. Porch and west side, house at 5446 Sherkston Road/825 Pleasant Beach Road



Fig. 15 North side of house, 5446 Sherkston Road



Fig. 16 East side of house, 5446 Sherkston Road



Fig. 17 West side of house, 5446 Sherkston Road, photo taken circa 1930's
Figures 17 through 20 all taken by Benner family during the 1930's.



Fig. 18 Benner family outside house during 1930's



Fig. 19 Benner children outside front of house, 1930's.



Fig. 20 Front façade of house c. 1930's

History of Property

The property went through a number of owners over the last 200 years, including many family names familiar in the early history of Humberstone including Skinner, Schooley, Sherk and Zavitz. Blacksmith Abner J. Lee owned it from 1895 to 1911 and the Alvin Benner (Fraser) family purchased the property in 1925 and owned it for over 80 years between 1925 and 2009. The Benners had three daughters and one son, John. Their youngest daughter Millie married a Fraser.

Land transactions

All transactions cited are from Niagara South Registry Office Historical Records, Abstract/Parcel Registry books, Part Lot 2 Concession 1 Humberstone

The Crown Patent on this land went Aaron Skinner, 200 acres on lot 2 in 1795. It appears that it then passed to Abraham Laing (Bargain and Sale, 200 acres, reg. no. 2669). Abraham Laing sold Isaac Laing 165 acres in 1808 (B&S, May 15, 1808, reg. no. 5432). Asa Schooley inherited the property from Laing and sold the south 2 ½ acres to Salome Sherk in 1829 (B&S, April 13, 1829 reg. no. 8233). The next transaction that

appears to refer to this property is a sale by Elais Sherk and wife to Abraham Shisler in 1862 (reg. no. 10812). Online reproductions of abstract parcel registry transactions during the mid 1800s are of poor quality and bear further research to confirm.

However the following almost certainly refer to this parcel of land and can be directly traced to the current owners:

- sale in 1866 by Abraham Shisler to Henry Mckibben (sp?) of 1 ½ acres on the north side of Fort Erie Road for \$ 155.00 (reg. no. 764)
- sale registered in 1871 Henry McKibben to Chloe Ramsden, 1 ½ acres on north side of Fort Erie Road for \$400.00 (reg. no. 495?)
- Probate of will of Chloe Ramsden in 1877 leaving 20 acres to J. Vanderburgh (reg. no. 1597)
- sale 7 Dec. 1882, John R. Vanderburgh to Joseph House, 1 ½ acres, \$800.00 (B&S, reg. no. 2522)
- sale Sept. 29, 1885 by Joseph House to Samuel A. Zavitz of 1 ½ acres, part lot 2 for \$700.00 (B&S, reg. no. 2959)
- sale, 6 Mar. 1895, Samuel A. Zavitz to Abner J. Lee; 1 ½ acres for \$1000.00 (B&S, reg. no. 4936)
- sale, 11 March 1911, Abner. J. Lee to Eliza Kennedy and Mary J. Kennedy, 1 ½ acres part lot 2 for \$1800.00 (B&S, reg. no. 8522)
- sale, 20 April 1920, Eliza A. and Mary J. Kennedy, 1 ½ acres part lot 2 to Noah Honsberger (sp?) for \$2300.00 (Grant, reg. no. 10464)
- sale, April 1925, Noah Honsberger, widower, to Alvin B. Benner, 1 ½ acres part lot 2 for \$3000.00 (Grant, reg. no. 11286)

The property remained in the Benner family until it was sold by Margaret Benner, John Fraser and Robert Fraser to Glen Pidsadnick and Toni Hemmati in 2009, who remain the current owners (Transfer, June 12, 2009, reg. no. SN247483).

Humberstone Township Assessment Rolls

Registry Office records are restricted to land transactions (sales, mortgages etc.). Assessment Rolls however were prepared yearly and the early rolls contain a wealth of information including names, occupations, no. of people resident in family, cattle, pigs, horses etc. along with assessments of land value and for some years valuation of land and buildings separately.

1897 Assessment Roll lists Abner Lee, blacksmith, age 30 as owner of 1 ½ acres, part lot 2, with four in the family. Value of property \$400.00

1898 Assessment Roll – same as 1897 with exception of one birth during the year; 5 in family. 1 hog, 1 horse.

1899 and 1900 Assessment Rolls – no change

1901 Assessment Roll – only change 1 birth in year, 6 in family, 1 cow, 2 hogs, 1 horse, 3 dogs

1902 through 1904- no change

1905 Assessment Roll – This year indicates that the family had grown to 7 people and the Lees were members of the Methodist Church. The Roll divides the property value into value of property only at \$50.00 and value of buildings at \$350.00 for a total of \$400.00 and adds a business assessment of \$250.00 for a total assessment of \$650.00

1907 Assessment Roll – Lee, Abner, blacksmith, 39 years old, 8 in family with last birth May 16, 1906. Property assessed at \$50.00, buildings at \$485.00, and business assessment of \$115.00 for total of \$650.00

1910 Assessment Roll – Abner Lee, 44, real property (land) assessed at \$75.00, value of buildings \$475.00 and business assessment at \$100.00 for total of \$650.00. Another birth was recorded that year on February 18th making a total of 9 people in the family.

Between 1911 and 1917 the Assessment Rolls list Liza A. and Mary J. Kennedy as owners. The value of the buildings in the 1917 Assessment jumped to \$650.00, land was assessed at \$150.00 for a total of \$800.00. This Roll also indicates that the Kennedys were non-resident landowners, with their home address listed at Mulgraw, Ont.

1920 Assessment Roll – lists owner Noah Hunsberger as Minister (no denomination given). Value of land \$150.00, buildings \$650.00 for total assessment of \$800.00.

References:

- 1 Interview, Feb. 2, 2024 with current owner Toni Pidsadnick.
- 2 Site visit, Feb. 3, 2024.
- 3 Interview, T. Pidsadnick, Feb. 2, 2024
- 4 Site visit, Feb. 3, 2024
- 5 Site visit, Feb. 3, 2024
- 6 T. Pidsadnick, interview Feb. 2nd and site visit Feb. 3, 2024

⁷ Ondaatje, K. Old Ontario Houses, p. 530

⁸ Blumenson, J. Ontario Architecture, p.p. 166 to 175.

Picture credits: Figs 1-15; Nora Reid

Figs. 16-19 from T. Pidsadnick; also posted on Sherkston "The Town" Facebook page

Recommendation:

Owners of this property over the years include many associated with early Humberstone Township settlers and there is more historical data to be found on these early families.

The oldest part of the house facing Sherkston Road dates back at least to the 1880's, likely the 1870's and while there have been a number of alterations over the years the basic characteristics of an "Ontario House" farmhouse style are still evident. Its early 20th century porch has also retained most of its original fabric and character especially in the upper portion with some alterations to the lower half. The character of the former stable building north of the house can also be discerned despite the later addition of a second storey and this building also likely was constructed during the second half of the 19th century.

Of particular interest, however, with regard to designation under the Ontario Heritage Act is the presence of the old Abner Lee Blacksmith Shop facing Sherkston Road dating to 1895 which survives in large part unchanged with original windows, door and roofline. It may be the last surviving Blacksmith Shop in Sherkston but that would need further research to confirm.

This feature alone would recommend that the Port Colborne Heritage Advisory Committee consider the entire property for potential heritage designation.



PORT COLBORNE

Memorandum

To: City Council
From: Heritage Subcommittee and the Planner
Date: April 9, 2025
Re: Recommendations from the Heritage Subcommittee

[Amendments to the Ontario Heritage Act \(OHA\)](#) require municipalities to designate properties listed on their Heritage Registers by January 1, 2027, or the properties must be removed from the Register and cannot be re-added to the Register for at least 5 years thereafter.

As part of the ongoing effort to designate properties on the [City of Port Colborne Heritage Register](#) before 2027, the Heritage Subcommittee has voted to recommend that Council pursue the designation of a number of properties.

Section 28 of the [OHA](#) provides that municipal heritage committees are to advise and assist the council of a municipality on matters relating to Part IV (Conservation of Property of Cultural Heritage Value or Interest) and Part V (Heritage Conservation Districts).

Section 29 of the OHA allows the council of a municipality to, by by-law, designate a property within the municipality to be of cultural heritage value or interest if the prescribed criteria are met and the designation is made in accordance with section 29.

Before a property can be designated under Part IV of the OHA, section 29 (3) requires that a notice of intention to designate under subsection (1) is served on the owner of the property and on the Trust and published in a newspaper having general circulation in the municipality.

The following 14 resolutions have been passed by the Heritage Subcommittee to advise and assist Council in the conservation of property or cultural heritage value or interest.

The Heritage Subcommittee and Planning staff respectfully request that Council consider passing the resolutions contained herein to allow Planning staff to begin the designation process provided for under the OHA.

If these resolutions are approved, Planning staff will begin preparing and serving the required notices over the next two years.

At the [November 20, 2023, meeting of the Heritage Subcommittee](#), the following resolutions were carried.

Moved by: Member C. MacMillan
Seconded by: Member B. Schneider

The Committee voted to recommend pursuing a heritage designation for **172 King Street** based on architectural criteria for the southeast design feature of the building, and the historical context of the building as it was constructed and owned by a prominent local family.

CARRIED

Moved by: Member G. Hoyle
Seconded by: Member C. MacMillan

The Committee voted to recommend pursuing a heritage designation for **143 King Street** based on architectural criteria, as the building has remained largely unchanged since its construction and based on historical criteria, as the dwelling was constructed by Salvatore Shickluna, a prominent ship carpenter, in the late 1800's.

CARRIED

At the [December 18, 2023, meeting of the Heritage Subcommittee](#), the following resolutions were carried.

Moved by: Member L. Brazeau
Seconded by: Member G. Hoyle

The Committee voted to recommend pursuing a heritage designation for **83 Tennessee Avenue** based on the historical value, as it has direct associations with an organization that is significant to the community and contributes to an understanding of the community. Additionally, the subject lands have contextual value as they define, maintain, and support the character of the area and is historically linked to its surroundings.

CARRIED

Moved by: Member L. Brazeau
Seconded by: Member C. MacMillan

The Committee voted to recommend pursuing a heritage designation for **115 Kent Street** based on physical value of the existing front door and windows and the high degree of craftsmanship displayed. Additionally the property has historical value as it is associated multiple individuals who are significant to the community and the property is important in defining the character of the area.

CARRIED

At the [January 22, 2024, meeting of the Heritage Subcommittee](#), the following resolutions were carried.

Moved by: Member L. Brazeau
Seconded by: Member C. MacMillan

That a heritage designation be pursued for **48 and 50 Neff Street** based on the physical value of the existing front door and windows and the high degree of craftsmanship displayed. Additionally, the property has historical value as it is associated with multiple individuals who are significant to the community and the property is important in defining the character of the area.

CARRIED

Moved by: Member L. Brazeau
Seconded by: Member C. MacMillan

That a heritage designation be pursued for **44 King Street** based on the design and physical value of the building as it displays a high degree of craftsmanship, and has contextual value as it is visually linked to its surroundings. Additionally, the property displays historical value as it yields or has the potential to yield information that contributes to an understanding of the community.

CARRIED

Moved by: Member L. Brazeau
Seconded by: Member G. Hoyle

That a heritage designation be pursued for **599 King Street** as it displays a design value that is rare, unique, or representative of a style, type, expression and construction method. Secondly, the subject lands have historical value as it has a direct association with an organization/institution that is significant to the community.

CARRIED

At the [February 12, 2024, meeting of the Heritage Subcommittee](#), the following resolutions were carried.

Moved by: Member L. Brazeau
Seconded by: Member B. Schneider

The Committee voted to recommend pursuing a heritage designation for **55 Charlotte Street** for the church itself not including the western renovated addition to the building based on design, historical, and contextual value of the building as it is a rare, unique, representative or early example of a construction type, has artistic merit, demonstrates a high degree of technical and scientific achievement, direct associations with an event or

institution within the community (the Welland Canal), yields or potential to yield understanding of a community or culture (the Welland Canal), designer is significant to the City of Port Colborne, linked to its surroundings, and is a landmark.

CARRIED

Moved by: Member B. Schneider
Seconded by: Member G. Hoyle

The Committee voted to recommend pursuing a heritage designation for **123 King Street** for the church itself not including the parish hall the building based on design, historical, and contextual value of the building as it is a rare, unique, representative or early example of a style, type, expression, material or construction method, displays a high degree of craftsmanship or artistic merit, demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community, and is physically, functionally, visually or historically linked to its surroundings.

CARRIED

Moved by: Member B. Schneider
Seconded by: Member L. Brazeau

The Committee voted to recommend pursuing a heritage designation for **19 Tennessee Avenue** entire property based on design, historical, and contextual value of the building as it is a rare, unique, representative or early example of a style, type, expression, material or construction method, it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community, it is important in defining, maintaining or supporting the character of an area, it is physically, functionally, visually or historically linked to its surroundings, and it is a landmark.

CARRIED

At the [March 18, 2024, meeting of the Heritage Subcommittee](#), the following resolutions were carried.

Moved by: Member G. Hoyle
Seconded by: Member J. Piniak

The Committee voted to recommend pursuing a heritage designation for the **214 Steele Street** property based on design, historical, and contextual value of the building as it is a rare, unique, representative or early example of a style, type, expression, material or construction method, it displays a high degree of craftsmanship or artistic merit, it demonstrates a high degree of technical or scientific achievement, it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community, and it is a landmark.

CARRIED

Moved by: Member L. Brazeau
Seconded by: Member J. Piniak

The Committee voted to recommend pursuing a heritage designation for the **5222 Second Concession Road** property based on design, historical, and contextual value of the building as it is a rare, unique, representative or early example of a style, type, expression, material or construction method, it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community, it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community, and it is physically, functionally, visually or historically linked to its surroundings.

CARRIED

At the [May 13, 2024, meeting of the Heritage Subcommittee](#), the following resolutions were carried.

Moved by: Member L. Brazeau
Seconded by: Member J. Piniak

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

CARRIED

At the [February 24, 2025, meeting of the Heritage Subcommittee](#), the following resolution was carried.

Moved by: Member M. Hili
Seconded by: Member C. MacMillan

That the Heritage Advisory Committee recommend to Council that **189 Davis Street** be designated under the Ontario Heritage Act.

CARRIED

Statements of Significance

736 Pinecrest Road.....	1
599 King Street	1
5446 Sherkston Road and 825 Pleasant Beach Road	2
115 Kent Street.....	2
172 King Street	2
143 King Street	3
83 Tennessee Avenue	3
Notes.....	4

736 Pinecrest Road

The property has significant historical and architectural value. Its historical significance lies in its association with early Mennonite settlers of Humberstone Township, the Knisleys and later the Nighs. It remained in and was farmed by the Knisley family from 1817 until purchased by Harold and Mildred Nigh in 1972.

Architecturally, much of the exterior of the original part of the house built in the "Ontario Cottage" Gothic Revival style with an L-shaped addition is intact despite newer additions to the north and west sides. The addition dates to 1899 with the possibility that the earliest part dates to the 1870s (see Age above) This original portion of the house has retained the majority of its early architectural features and materials. The original drive shed with roof supported by small tree trunks is also of interest.

599 King Street

The property at 599 King St. in Humberstone has a rich history, originally part of Lot 4 in the Fares Plan. The house was likely built while the property was owned by members of the Anderson family. Elizabeth Hanniford Anderson, who ran a tavern and hotel on West St, died in 1883, and left her property, including 599 King St., to Francis and John F. Anderson. In 1885, the house and property was sold to Daniel Stahlschmidt, a Lutheran minister, and his wife Wilhelmina. The Stahlschmidts' daughter, Louisa, married Thomas Snyder, who served as minister at St. Paul's Lutheran Church. The Stahlschmidt and Snyder families shared the house, and during this time the northern addition was constructed, adding significant space to the original house. In 1907, Frederick Landgraft purchased the property and he sold it to Arthur Dickhout in 1921. The house has historical significance due to its ties to St. Paul's Lutheran Church, local businesses, and the village of Humberstone. Architecturally, with exceptions of the cedar shingle siding, the house and especially, its front façade are remarkably well-preserved, including original window

and door placement, window trim, and other features. It is an excellent and well-preserved example of the Ontario Cottage style, with a contemporary addition.

5446 Sherkston Road and 825 Pleasant Beach Road

The oldest part of the house facing Sherkston Road dates back at least to the 1880's, likely the 1870's and while there have been several alterations over the years the basic characteristics of an "Ontario Cottage" style are still evident. Its early twentieth century porch has also retained most of its original fabric and character especially in the upper portion with some alterations to the lower half. The character of the former stable building north of the house can also be discerned despite the later addition of a second storey and this building also likely was constructed during the second half of the nineteenth century. The property owners over the years represent many families associated with the early settlers in Sherkston and Humberstone township.

Of particular interest, however, regarding designation under the Ontario Heritage Act is the presence of the old Abner Lee Blacksmith Shop facing Sherkston Road dating to 1895 which survives in large part unchanged with original windows, door and roofline. It may be the last surviving Blacksmith Shop in Sherkston.

115 Kent Street

The house at 115 Kent St., Port Colborne, is a two-and-a-half-storey red brick building, constructed between autumn 1908 and January 1909 for Gregor and Marie Pitzke. The house retains many original features, including distinctive Palladian windows, a one-storey bay window on the east side, and decorative brickwork around the windows. The porch has Doric-style columns and a wood-shingled pediment. A small extension was added to the rear in the early twentieth century.

The property was originally part of Park Lot 4, subdivided in the 1870s. Samuel Hopkins owned the block before it was sold to Gregor Pitzke in 1908. Gregor, a former harness maker, and his wife Marie, who ran a store, lived in the home with their daughters. By 1928, the house was granted to their daughter, Gertrude E. Boneberg, who continued boarding lodgers until her death in 1993 at the age of 100.

172 King Street

The property on which 172 King St. stands was originally owned by Jeremiah Barnhart and later Samuel Hopkins, who sold it to his great niece, Alice A.M. Hopkins, in 1899. The two-and-a-half-storey home was commissioned in 1900 by Alice A.M. Hopkins, a local music teacher and organist at St. James Anglican Church, and her brother, Leopold E.J. Hopkins, a prominent local merchant and business owner. The building contract was awarded to Mssrs. Augustine and Son, who were also proprietors of the Port Colborne Planing Mill. At the time of the home's construction, Alice A.M. Hopkins owned the property on which the home was built – the north halves of Lots 3 and 4 on the north side of Kent St. – though she sold it to her brother in 1902 following his marriage.

The two-and-a-half-storey home features a two-storey gabled bay window and a unique one-storey bay window on the southeast corner. The house has undergone significant changes, including a shift from a wooden to a brick exterior (now restored to clapboard siding), and alterations to the porch and verandah. Inside, much of the original hardwood trim, French doors, wainscotting, and crown moulding remain, likely made at the Port Colborne Planing Mill, owned by the contractors.

143 King Street

In 1890, Salvatore Shickluna purchased the lot on which 143 King St. now stands from Bridget Finn, whose husband, Owen, had run a blacksmith business on the property for over twenty years. Salvatore Shickluna built the present house in 1897 adding the rear portion in 1904. The Shicklunas, a prominent family in local shipbuilding, were originally from Malta. Salvatore Shickluna continued the family business in Port Colborne and ran a successful operation, building and repairing vessels, while also branching into other business endeavours. The home remained in the possession of members of the Shickluna family until 1938.

This house is typical of style of the period and includes both Victorian and Edwardian architectural elements. The two-and-a-half-storey red brick building features decorative quoins on the corners and a concrete frieze under the eaves. There is a two-storey bay window on the south side. Some exterior alterations have occurred, including replacing the original windows, removing the rear porch, and adding a dormer window to the upper half-storey. The porch on the front of the house originally had low brick walls, and pillars supported by concrete block bases which match the decorative quoins on the house. The concrete block bases are still present, though they have been painted.

83 Tennessee Avenue

The house at 83 Tennessee Avenue was originally built as a summer cottage and later converted into a year-round residence. Over the years, significant exterior alterations have been made, including replacing the original wooden clapboard with weatherboard siding, enclosing the wraparound verandah, and adding a garage to the basement. Some original window placements and decorative mullions remain, though many windows have been altered. The main entrance was relocated from the south side to the west, likely when the verandah was enclosed. Additional modifications include a small overhang and changes to the porch and soffits.

The property is part of a large block of land sold by Charles Steele to Peter McIntyre, a prominent businessman from Memphis, Tennessee. Steele and McIntyre had it surveyed into cottage lots, and the block was then sold to the Humberstone Summer Resort Company, Peter McIntyre being one of the company's first directors. In 1893, Lina Duke Pinson bought the land on which she had the cottage at 83 Tennessee Ave built. Pinson was one of the longest continuous cottage owners in the Humberstone Resort, her tenure lasting nearly 38 years, until 1931. The property was then passed to various owners,

including Ruth Railton, who made extensive renovations before selling it to John and Frances Woodhouse in 1946.

The Humberstone Summer Resort Company, incorporated in 1890, aimed to create an upscale summer resort on Gravelly Bay, called the Humberstone Club, with large cottages, shared formal dining, and housekeeping services. The company had the public road closed off, and the renamed Tennessee Avenue became a private road for the exclusive use of the cottage owners and visitors. A stone wall and gates were built in 1895 to enclose the property. However, the resort struggled financially, and the company went out of business in 1935. In the following years the remaining cottages underwent extensive renovations to turn them into year-round homes.

Notes

The Heritage Subcommittee has voted in favour of designating the following properties:

- **736 Pinecrest Road**
- **599 King Street**
- **5446 Sherkston Road and 825 Pleasant Beach Road**
- **115 Kent Street**
- **172 King Street**
- **143 King Street**
- **83 Tennessee Avenue**
- 5222 Second Concession Road
- 48 and 50 Neff Street
- 44 King Street
- 55 Charlotte Street
- 123 King Street
- 19 Tennessee Avenue
- 214 Steele Street

The bolded properties in the list above are the ones that the property owner is in favour of designating.

The properties in normal font in the list above are ones where the property owner either did not reach out at all or reached out to state they are not interested in designation.



To: Port Colborne Heritage Subcommittee

From: Diana Vasu, Planner

Date: March 12, 2025

Re: 2025 Tactical Plan

The following tactical plan has been prepared to guide the Heritage Subcommittee's efforts for the remainder of 2025 and revised based on discussions at the February 24, 2025, Heritage Subcommittee meeting.

Legend

- **Goal #:** What is the Committees Goal?
- **Objective:** Provide Goal description.
- **Activities:** How is the Committee going to accomplish the chosen objective?
- **Who is responsible?:** Who will be responsible for the activities?
- **Timeline:** When will the activities begin and end?
- **Expected Outcome:** What are the Committee's desired results?
- **Evaluation:** How is the Committee going to measure the outcomes?
- **Budget Impact:** What funds will be required for this activity?

Goal #1: Designate Key Heritage Properties, Structures, and Buildings

Objective	Designate the following 15 properties listed on the Heritage Register, as per the Heritage Committee's direction: 736 Pinecrest Road, 5222 Second Concession Road, 48 and 50 Neff Street, 44 King Street, 599 King Street, 55 Charlotte Street, 123 King Street, 19 Tennessee Ave, 5446 Sherkston Road and 825 Pleasant Beach Road, 214 Steele Street (210 Steele on the Heritage Register), 115 Kent Street, 172 King Street, 143 King Street, 83 Tennessee Avenue, and 189 Davis Street
Activities	Designate each property as provided for under the OHA
Who is Responsible?	Planning staff
Timeline	Must be completed before January 1, 2027
Expected Outcome	15 new properties designated under the OHA
Evaluation	All identified properties get designated before 2027
Budget Impact	TBD based on whether any designations are objected to or appealed

Goal #2: Continue Reviewing Heritage Register

Objective	Continue reviewing properties on the Heritage Register to confirm whether any further properties should be designated
Activities	Committee members will review Heritage Register and recommend revisions to Planning staff
Who is Responsible?	Heritage members and Planning staff
Timeline	Should be completed by Q3 2026 at the latest to allow enough time for designating additional properties, if applicable
Expected Outcome	The conservation of additional properties with cultural heritage value
Evaluation	An updated Heritage Register and potentially more designated properties
Budget Impact	TBD based on whether additional properties are recommended for designation

Goal #3: Plaquing Heritage Properties

Objective	Preparing to put plaques on significant heritage properties throughout the community
Activities	Planning staff will research costs and process associated with putting plaques on heritage properties, then request the Committee's direction on which properties should receive plaques after a process is established
Who is Responsible?	Planning staff
Timeline	Preliminary research to be done before 2026 budget process (i.e. Q2 to Q3, 2025), then formal budget requests to be made during that process (i.e. Q3 to Q4, 2026)
Expected Outcome	Plaques will be placed on heritage properties to help the community identify and gain appreciation for heritage properties across the City
Evaluation	Plaquing process established and properties that should receive plaques are selected in time to begin plaquing in 2026
Budget Impact	TBD during 2026 budget process

Heritage Research Report

Stone Pillars at Entrance to Firelane 2, west side of Pinecrest Rd.

Lot 17, Concession 1, Humberstone township

North Side Pillar – adjacent to 414 Pinecrest Rd

South Side Pillar – adjacent to 394 Pinecrest Rd

Prepared by L.R. Wilson Archives staff, 3 March 2025

Historical Background:

In 1897, Buffalo real estate broker Frank Fulton Brown purchased 40 acres along the lakeshore in Lots 19 and 20, Concession 1, Humberstone township from local farmers. While the land was unsuitable for farming, it was perfect for cottages, as Brown recognized, and its beaches were considered far superior to those on the American side of Lake Erie. Brown quickly set out to develop a cottage community by having the 40 acres surveyed into 26 waterfront lots, with the plan registered in 1901, and even before the registration, he had already sold several lots. He named the community Lorraine after his only daughter. Brown built his own cottage at the western edge of the community, and the first set of entrance pillars.¹ Brown's former business partner, Walter Dann, became one of the first buyers, and soon a number of Dann's relations also purchased lots, and in turn, their relatives and business colleagues also became Lorraine summer residents. With very few exceptions, the people of Lorraine for its first three decades were part of a tight network of prominent family and business connections from Buffalo, New York which included political and business leaders.

The Lorraine community of cottages was originally limited to the lakeshore on Lots 19 and 20, Concession 1, Humberstone township between Lorraine and Weaver Roads. However, in the early 1900s, it expanded east, along the lakeshore into Lots 17 and 18. In 1908, Frederick L. Rohr Pope, Buffalo resident, decided to retire to Canada to become a gentleman farmer, and purchased just over 50 acres of property, including farm buildings, on the south-east corner of Lot 17 from Samuel Knisley which included the waterfront. Until at least 1913, the Pope property had no through access from the west and the rest of the Lorraine community, but by the time of Frederick Pope's death in 1915, the Pope farm was considered to be part of Lorraine, as the lane from James L. Crane's cottage property in Lot 18 was gradually extended eastward. Pope's daughters, Virginia and Ada, sold their property to Lorraine owner, James L. Crane in 1923 who sold part of it just a few weeks later to Bryant and Albertine Glenny. [See Appendix #1] Within a few more years, several more lots were sold on the eastern side, and

¹ The Brown cottage, 1001 Firelane 1, and the pillars on Firelane 1 at Lorraine Road received a Heritage Designation from the City of Port Colborne in 2003.

<https://www.heritagetrust.on.ca/oha/details?id=7235&backlinkslug=advanced-search&fields%5Blocation%5D=28%2C327>

cottages built by new owners, filling in the gaps between the original Crane and Pope properties.

The Lorraine summer community thrived, thanks in large part to the close ties among the summer residents who were all American. They had their own flagstop station, called Lorraine, on the Grand Trunk Railway; several daily trains in both ways connected the residents with Buffalo. As automobiles became commonplace, the private roads, Firelanes 1 and 2, on the north side of the sand hills, became the connecting links between the cottages, rather than the beaches. Tennis lessons and tournaments, baseball games, horseback riding, 4th of July picnics, and Memorial Day parties were all part of a busy social calendar throughout the summer. The community remained exclusively American-owned until the Second World War. While many of the cottages have now become year-round dwellings, there is still a strong sense of community among the people of Lorraine.

There are no contemporary records regarding the construction of the pillars at the entrance to Firelane 2 off Pinecrest Rd. Based upon historical tradition and circumstantial evidence, construction dates for the pillars span from 1908 to the mid-1920s. It has been suggested that Frederick Rohr Pope may have had them built between 1908 and 1915 to mark the entrance to his farm and lakefront property, or that they were built when the private lane opened access across Lots 17 and 18 from Weaver Rd to Pinecrest Rd. Another possible date for construction given is c.1923 when Crane purchased the Pope farm, or very soon after, when he sold several more lots in that section. Crane's involvement in the stone pillars at Pinecrest Road seems likely for several reasons. Crane was involved the construction of the concrete bridge with similar spherical finials on Firelane 1 at Weaver Road, and he likely had the stone pillars on Firelane 2 at Weaver Road built, since they were at the entrance to his cottage property. The materials and construction of the pillars at Pinecrest Road are similar to those at Weaver Road, although the pillars are much smaller.

Architectural Features:

The pillars at the Pinecrest Road entrance to Firelane 2 are square, approximately 5 feet or 1.5 metres high, and are made of rough-hewn local stone. They were originally constructed with mortar made with beach sand and have shallow (1 foot or 30 cm) stone foundations. The stonework is capped with a cement capstone, and a cement finial is centred on the top of each pillar, fastened with a layer of mortar. The spherical shape of the finial is reminiscent of the much larger spherical finials on the Firelane 1 bridge. [See Appendix #2] The pillars are of a simple, rustic design, and reflect the popularity of the Arts and Crafts movement of the late nineteenth and early twentieth centuries. The style of these pillars, and the others marking the entrances to Lorraine are very much in keeping with the rustic style of many of the early cottages in the Lorraine summer community.

The pillars have been repaired and repointed in the past with cement mortars and have suffered damage from vehicles passing into the narrow lane. The south pillar has been adversely affected by a tree which is undermining it.²

Historical Significance:

While the pillars at Pinecrest Road are the most modest of the three sets of pillars, they are part of the tradition that seems to have developed of marking the entrances to the private lanes of the Lorraine cottage community with pillars, and at the west end of Firelane 1, with a bridge with square pillars and spherical finials. The access to these private roads was made deliberately narrow by the placement of the pillars, a physical and visible cue that they are entrances to private property. Their historical significance lies in their context and connections to the history of the Lorraine summer community, and as part of the visual symbols which the Lorraine community used to mark the entrances to the private roads to their cottages. The construction of the stone pillars at the entrances of Lorraine may also have been inspired by those built at the entrance to Tennessee Ave by the residents of the Humberstone Summer Resort Company.³ The modest size of the Pinecrest pillars can be attributed to the fact that, in the early decades of the Lorraine summer community, this entrance was the least used by the summer residents. Most of the cottages were on Firelane 1, and the residents would have used the Lorraine Road entrance to Firelane 1 since it was closest to the train flag stop.

² A report on the condition of these pillars was completed in 2022. https://www.portcolborne.ca/en/living-here/Restoration_of_Tennessee_Avenue_and_Firelane_Pillars.aspx#Project-Schedule

³ The Tennessee Avenue gates received a heritage designation in 1983. <https://www.heritagetrust.on.ca/oha/details?id=7214&backlinkslug=advanced-search&fields%5Blocation%5D=28%2C327>

Appendix #1

Abstracts for Lot 17, Conc 1, Humberstone township [Pope, Crane transactions]

106

TOWNSHIP OF HUMBERSTONE, Lot No. 17 in 1st Concession from Route A. Pope 1898

No. of Abstract	No. of Instrument	Instrument	Its Date	Date of Registry	GRANTOR	GRANTEE	Quantity of Land	Consideration or Amount of Mortgage	REMARKS
76	S 5214 B. 6.	9 April 1896	15 April 1896	John W. a. blessed James A. Root	John Miller	10 acres	\$1	1/4 Sec. in 2611	H
77	S 5215 B. 6.	24 June 1896	15 April 1896	Julia Root & James A. Root	John Miller	10 acres	\$375	same as above	H
78	S 5317	10 Oct 1896	31 Oct 1896	John W. Whitman	John Whitman	10 acres	\$385.14	110 ac. 1/4 Sec. 17	H
79	S 5387	20 June 1896	17 Nov 1896	John W. Whitman	John Whitman	10 acres	\$1	1/4 Sec. 17	DEC
80	V 6410	10 July 1902	9 July 1902	John W. Whitman	John Whitman	10 acres	\$1	1/4 Sec. 17	H
81	V 6411	10 July 1902	9 July 1902	John W. Whitman	John Whitman	10 acres	\$1	1/4 Sec. 17	H
82	V 6422	10 July 1902	9 July 1902	John W. Whitman	John Whitman	10 acres	\$1	1/4 Sec. 17	H
83	V 6427	10 July 1902	9 July 1902	John W. Whitman	John Whitman	10 acres	\$1	1/4 Sec. 17	H
84	V 6466	10 July 1902	9 July 1902	John W. Whitman	John Whitman	10 acres	\$1	1/4 Sec. 17	H
85	V 6467	7 Oct 1902	9 Oct 1902	John Beach	Richard Deard	50 ac.	\$2000	1/4 Sec. 17	DE
86	V 6509	15 Dec 1902	5 Jan 1903	John W. Whitman	Richard Deard	50 ac.	\$2000	1/4 Sec. 17	DE
87	V 6597	19 March 1902	24 April 1902	John W. Whitman	Richard Deard	50 ac.	\$2000	1/4 Sec. 17	DE
88	V 6598	10 July 1902	24 April 1902	Richard Deard	Richard Deard	50 ac.	\$2000	1/4 Sec. 17	DE
89	W 7086	4 Sept 1905	7 Sept 1905	Samuel Kinley	Carl W. Geo & Carl	50 ac.	\$17	1/4 Sec. 17	DE
90	W 7240	20 June 1906	7 July 1906	Carl W. Geo & Carl	Richard Deard	50 ac.	\$17	1/4 Sec. 17	DE
91	V 7900	20 June 1908	26 June 1908	Donald MacMillan	Samuel Kinley	50 ac.	\$17	1/4 Sec. 17	DE
92	V 7842	27 Nov 1908	1 Dec 1908	Samuel Kinley	Frederick L.R. Pope	50 ac.	\$3500	1/4 Sec. 17	DE
93	V 7843	27 Nov 1908	1 Dec 1908	Samuel Kinley	Frederick L.R. Pope	3 ac.	\$3500	1/4 Sec. 17	DE
94	V 7878	4 Jan 1909	13 Jan 1909	Frederick L.R. Pope	Winnie Snyder	35 ac.	\$6500	1/4 Sec. 17	DE
95	V 7879	4 Jan 1909	13 Jan 1909	Winnie Snyder	Frederick L.R. Pope	35 ac.	\$6500	1/4 Sec. 17	DE

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TOWNSHIP OF HUMBERSTONE, Lot No. 17 in 1st Concession from Page 106.

No. of Acreage	No. of Volume	No. of Entry	INSTRUMENT	Its DATE	DATE OF REGISTRY	GRANTOR	GRANTEE	QUANTITY OF LAND	CONSIDERATION OR AMOUNT OF MORTGAGE	REMARKS
96	7	8230	Deed	13 Nov 1909	1909	Frederick L.R. Pope	Minnie Snyder	of July 20 1899		
						OCT 16 1929				
96	7	8131	Deed	13 Nov 1909	1909	Minnie Snyder	Frederick L.R. Pope	Pl of 1/4 1700		
								Lot 17		
97	7	8765	Deed	21 Feb 1912	1912	David W. David	David W. David	5000		
						wife		20 pt of 1/4		
								1/4		
98	7	9058	Deed	20 May 1913	1913	George Brown	John Brown	of May 10 1850		
								OCT 16 1929		
99	7	9122	Deed	6 Sept 1913	1913	Frederick J. Davis	David W. David	of May 10 1850		
								OCT 16 1929		
100	7	9166	Grant	9 June 1913	1913	David W. David	Sophia J. Curtis	Interalia 50 ac		
						wife		1/2 of 1/4 pt 17		
101	7	9167	Grant	4 June 1913	1913	Sophia J. Curtis	David W. David	Interalia 50 ac		
								OCT 16 1929		
102	1	7028	Grant	22 April 1915	1915	Edward Snyder & Frederick Kleinmuth	Jacob F. Miller	Interalia 50 ac		
						per. of Christian G. Miller		pt. 1/4 17 ac 1/2		
103	1	7029	Grant	22 May 1915	1915	Jacob F. Miller	Edward Snyder & Frederick Kleinmuth	Interalia 50 ac		
								OCT 16 1929		
104	1	9604	Grant	12 Mar 1915	1915	Frederick L.R. Pope	Virginia L.R. Pope	Interalia 50 ac		
						Hummed	Ada J. R. Pope	1/2 of 1/4 17		
105	1	9605	Grant	20 Dec 1915	1915	Virginia L.R. Pope	Harman J. Howell	Interalia 50 ac		
						per. of Pope		1/2 of 1/4 17		
106	1	9608	Grant	19 Jan 1916	1916	Jacob F. Miller	Henry E. Harman	3 1/2 ac		
						wife		1/4 17		
107	1	9717	Grant	30 June 1916	1916	Edward Snyder & Frederick Kleinmuth	James S. Miller	of May 10 1850		
						per. of Christian G. Miller		OCT 16 1929		
108	1	9716	Grant	21 Mar 1917	1917	David W. David	Sophia J. Curtis	of May 10 1850		
								OCT 16 1929		
109	1	9932	Grant	16 Jan 1917	1917	Alexander M. Curtis	Ralph Plumb	Pl of 1/4 17		
						Charles J. Curtis		1/4 17		
						Jeffrey Curtis		1/4 17		
						Robert Curtis		1/4 17		
						per. of Sophia J. Curtis		1/4 17		
110	2	10873	Grant	23 July 1920	1923	Ada J. R. Pope	Virginia L.R. Pope	Interalia 50 ac		
						Spinster		1/2 of 1/4 17		
111	2	10874	Grant	3 Mar 1923	1923	Virginia L.R. Pope	James S. Crane	Interalia 50 ac		
						per. of Pope		1/2 of 1/4 17		
						Spinster		1/2 of 1/4 17		
112	2	10878	Grant	22 Mar 1923	1923	James S. Crane	Albertine H. Thompson	Interalia 50 ac		
						wife		1/2 of 1/4 17		
113	3	11174	Grant	29 Sept 1924	1924	Charles Curtis	Julia C. Plumb	Interalia 50 ac		
						Jeffrey Curtis		1/2 of 1/4 17		
						Robert Curtis		1/2 of 1/4 17		
						per. of Sophia J. Curtis		1/2 of 1/4 17		
						Ballie C. Curtis		1/2 of 1/4 17		
						Clara Curtis		1/2 of 1/4 17		
						Louis M. Curtis		1/2 of 1/4 17		
114	3	11205	Grant	1 Nov 1925	1925	Julia C. Plumb	Andrew Thompson	Interalia 50 ac		
						married		1/2 of 1/4 17		
								1/2 of 1/4 17		

TOWNSHIP OF HUMBERSTONE, Lot No. 17 in 1st Concession from page 310.

No. of Original	No. of New	No. of Instrument	Instrument	In Date	Date of Expiry	GRANTOR	GRANTEE	QUANTITY OF LAND	CONSIDERATION OR AMOUNT OF MORTGAGE	REMARKS
5	3	11524	Grant	12 Aug 1926	14 Aug 1926	George F. Knoll	Atto F. Knoll	2 pt lot 17	\$1.00	Special tax aff. attached
16	3	11546	Grant	12 Aug 1926	14 Aug 1926	George F. Knoll & wife	Atto F. Knoll	2 pt lot 17	\$1.00	Special tax aff. attached
17	3	11547	Life Lease	12 Aug 1926	14 Aug 1926	George F. Knoll	George F. Knoll & Katherine E. Knoll	at 17	\$1.00	
118	3	11644	Release	1 Apr 1927	2 Apr 1927	Rosena Kleinworth	Atto F. Knoll	2 pt lot 17	\$1.00	of a legacy in no. 11546
119	3	11804	Grant	17 Feb 1928	1 Mar 1928	Henry E. Xsama & wife	Milton C. Jeff	3/4 acre pt 17	\$200.00	Special tax aff. attached
120	2	12961	Grant	15 July 1933	17 July 1933	Orval & Hulda Myrge	Myrge Myrge	lot 17	\$500.00	Special tax aff. attached
121	5	13073	Grant	16 July 1934	8 July 1934	Myrge & Hulda Myrge	Jacob D. Miller	lot 17	\$500.00	Special tax aff. attached
122	5	13556	Grant	21 Jan 1935	12 Feb 1935	Julia C. Clumb	Ralph H. Clumb	lot 17	\$1.00	Special tax aff. attached
123	6	13671	Grant	29 Oct 1938	7 Nov 1938	Ralph H. Clumb & Josephine P. Clumb	Ralph H. Clumb & Josephine P. Clumb	lot 17	\$1.00	Special tax aff. attached
124	6	13721	Grant	18 Jan 1939	25 Jan 1939	Julia C. Clumb	Ralph H. Clumb & Josephine P. Clumb	lot 17	\$1.00	Special tax aff. attached
SEE DEPOSIT No. 5073.										
126	6	13854	Grant	14 July 1939	25 July 1939	Jacob D. Miller	Jacob D. Miller & Elizabeth C. Miller	lot 17	\$1.00	Special tax aff. attached
127	6	13913	Grant	25 Oct 1939	8 Nov 1939	Julia C. Clumb	Ralph H. Clumb & Josephine P. Clumb	lot 17	\$1.00	Special tax aff. attached
128	8	15128	Grant	28 Nov 1930	26 Mar 1945	Carlaine C. Kleinworth	John Kleinworth	2 1/2 ac. pt 17	\$500.00	Special tax aff. attached
129	8	15455	Grant	19 Jan 1946	6 Feb 1946	Albertine H. Glenn	Ray M. Watten	lot 17	\$1.00	Special tax aff. attached
130	8	15456	Grant	19 Jan 1946	6 Feb 1946	Ray M. Watten	Albertine H. Glenn	lot 17	\$1.00	Special tax aff. attached
131	7	15504	Grant	9 Feb 1946	30 Mar 1946	Albertine H. Glenn	Harvey Gaylord & Glenn	lot 17	\$1.00	Special tax aff. attached
132	7	15525	Grant	9 Feb 1946	30 Mar 1946	Albertine H. Glenn	Harvey Gaylord & Glenn	lot 17	\$1.00	Special tax aff. attached
133	11	17125	Grant	24 Oct 1949	29 Oct 1949	James J. O'Neil	Esther J. O'Neil	lot 17	\$1.00	Special tax aff. attached

(To Book 2 page 223)

Appendix #2

Bridge on Firelane #1, built about 1910-1912

PCHMM 2015.3.11.2



Heritage Research Report - 2148 Third Concession Rd.

(part of Lot 16, Concession 4 (part of east ½ of south ½))

Prepared by L.R. Wilson Archives staff, 5 March 2025

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 dimensions and features of this section are characteristic of simple farm dwellings in the early to mid-nineteenth century. Such simple farmhouses would have been nearly ubiquitous in the rural areas of southern Ontario, during a period in which farming was still being established. It reflects Georgian influences in its symmetrical façade, with a central door and two flanking windows, with a low loft above. This façade and plan was typical for log/ squared-timber dwellings as well as frame. The cellar is built with field stone, although a section of it has been replaced with modern materials. The covered porch stretching across the front façade of this section is also representative of the early to mid-nineteenth century. The turned wooden porch roof posts are more typical of the Victorian period in the mid to late-nineteenth century, suggesting these, if original, replaced earlier square posts.

The eastern front section is more typical of the 1870s, when the Ontario cottage style was at its height. The gable front on this addition 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 design of this addition would have permitted the family to continue to inhabit the original house during construction of the addition, if needed.

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, and as such, were built for practical purposes with little attention to stylistic details. There is another small addition in the rear of the house 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.[See Appendix #3]

Based upon photos available in 2024 from a realtor website,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.

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

In one room, parts of the walls and the ceiling have been covered with oriented strand board (OSB) and another is similarly covered with modern materials. The photo of the loft area above the original front section indicates 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. There also appears to be an original corner cupboard, painted. These were a central feature of the main living space, and if original, this is a rare survivor.

Property and Building History

The history of this property, and the dwelling at 2148 Third Concession Road is not straightforward, although evidence would suggest the original part of the house dates to the first half of the nineteenth century, before 1850. The two-storey section on the east probably dates to between 1873 and 1876. The additions on the rear are of varying indeterminate dates.

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 1869; moreover, it was granted in four separate parcels which was also uncommon.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 this property in 1870 for \$400. This house would not have been the one at 2148 Third Concession Road which lies in the east half. Jacob Doan paid off that mortgage the following year, 1871, and in 1872, Jacob Doan sold the entire 50-acre parcel on the southwest corner of Lot 16 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,

² While it is highly unlikely that it will add any additional information about the dwelling at 2148 Third Concession Road, more opportunity to research this property in the RG 1-54 series at the Archives of Ontario may shed light on the very late grant date and subdivision. The Doans were probably already in possession of the land, either as squatters, or with the authority of an early location ticket, but for several generations had never bothered to acquire the patent. Such occurrences were common in the early to mid-nineteenth century. Michelle Vosburgh, "Bending the Rules: Inspectors and Surveyors and Upper Canada's Land Policies." *Ontario History* 94, 2 (2002): 148-164.

along with a barn and outbuildings were already there, and had been there for a while, since Benjamin did not take a mortgage after receiving the grant. [See Appendix #2] It is quite probable that Benjamin had been living on that property long before receiving the grant in 1870.³ The 1861 census indicates that Benjamin Doan, along with his wife and sons, were living in a log cabin built in 1819.

In the municipal heritage registry, 2148 Third Concession Road was assigned a construction date of 1870, and builder as Jacob Doan, but how the creators of that registry determined that date or builder is unclear. For one thing, Jacob Doan did not purchase the land until 1872 from his father. Further research indicates a more complicated history of the building itself as well. If this is the same spot as listed in the 1861 census as the 1819 log house inhabited by Benjamin Doan and his family, this could date the earliest part of the structure to 1819. However, the census date and description of a log house may be misleading. The date of 1819 may refer to the original stone cellar, or, the oldest part of the house may still have some squared timbers sitting on top of the cellar walls, and the upper portion of the walls replaced with framing. In any case, the oldest part of the house, from its style, most likely dates to the first half of the nineteenth century. After he purchased the land from his father, Jacob Doan took out a mortgage in 1873 on this parcel for \$250.00, and another one in 1876, probably to build the eastern addition on the house. 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 later both Benjamin and Jacob Doan owned property across the road in Lots 15 and 16, Concession 3.

Historical Significance

Much of the historical significance of the home lies in its connections to the Doan family, among the early settlers of Humberstone township. The Doan family have a very noteworthy 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

³ Michelle Vosburgh, *Agents of progress: the role of Crown land agents and surveyors in the distribution of Crown lands in Upper Canada, 1837-1870*. Ph.D. Thesis, McMaster University, 2004. See earlier footnote for more explanation.

initial actions in defending family and community members who were being violently harassed in Bucks County, Pennsylvania, and as tensions escalated so too did their activities. 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, respectively, of Aaron Doan.

Appendix #1

Abstract, Lot 16, Concession 1, Humberstone township

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TOWNSHIP OF HUMBERSTONE, LOT No. 16 in 4th Concession from Abstract (C.M.A. Sim. 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	192	Grant	4 Feb 1889	11 March 1889	Victoria R.	Christon Bleas	50 Acres 6 1/2 q. 1/2	\$400.00	
2	193	Grant	6 Feb 1889	11 March 1889	Victoria R.	Benjamin Swan	50 Acres 2 1/2 q. 1/2	\$400.00	
3	204	Grant	12 Aug 1889	31 March 1889	Victoria R.	Jacob Swan	50 Acres 10 7/8 q. 1/2	\$400.00	
4	383	Grant	10 Feb 1889	17 March 1890	Victoria R.	John Bender	50 Acres 17 1/2 q. 1/2	\$400.00	
5	317	Mortg	8 October 1889	26 October 1889	Jacob Swan et ux	William Melkany	50 Acres 8 1/2 q. 1/2	\$400.00	payable in 3 annual installments
6	378	Mortg	18 Feb 1890	19 May 1890	John Bender	Marilla Swan	50 Acres 17 1/2 q. 1/2	\$800.00	
7	567	Recd	21 Sept 1891	23 Sept 1891	William Melkany	Jacob Swan	50 Acres 10 7/8 q. 1/2		of the above
8	701	Mortg	13 Dec 1892	6 July 1892	Benjamin Swan and Marilla his wife, also Ross McArthur	Benjamin Swan	4 1/2 Acres part of parcel for 1/2 acre for Ross McArthur	\$370.00	Recd with note for 1/2 acre of land
9	730	Mortg	2 Oct 1892	5 Aug 1892	Jacob Swan et ux	William Melkany	50 Acres 17 1/2 q. 1/2	\$1200.00	
10	783	Mortg	31 Dec 1892	8 Jan 1893	Benjamin Swan et ux	Jacob Swan	50 Acres 2 1/2 q. 1/2	\$200.00	
11	844	Mortg	17 May 1893	20 May 1893	Jacob Swan et ux	Daniel Melkany	50 Acres 17 1/2 q. 1/2	\$250.00	interest 7 per cent
12	1315	Mortg	31 Jan 1896	4 Feb 1896	Jacob Swan et ux	Samuel P. L. et ux J. L. Company	50 Acres 2 1/2 q. 1/2	\$400.00	\$592.20 20 7/8 q. 1/2
13	1321	Recd	Feb 1896	Feb 1896	Daniel Melkany	Jacob Swan et ux C. P. L. et ux			of 1/2 acre
14	1479	Mortg	29 Dec 1896	2 Jan 1897	William Melkany et ux	William Melkany et ux	50 Acres 10 7/8 q. 1/2	\$1500.00	
15	1480	Mortg	29 Dec 1896	3 Jan 1897	William Melkany et ux	William Melkany et ux	50 Acres 10 7/8 q. 1/2	\$1000.00	

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Appendix #2

1934 airphoto and 2024 satellite image

The 1934 airphoto 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.



Appendix #3

1979 Heritage project photo



2024 exterior

