

172 King St. (north halves of Lots 3 and 4, north side of Kent St.)

Architectural Description:

This two-and-a-half-storey home features a two-storey gabled bay window, and a unique one-storey bay window which protrudes at a ninety-degree angle from the southeast corner of the building. The house has undergone significant exterior alterations since it was built. The 1914 fire insurance maps (See Appendix 2) indicate that the building was wooden, though the photographs from the 1979 survey show a brick exterior (likely Insulbrick; See Appendix 3). The exterior has currently been restored to wooden clapboard siding. The porch has also been altered since the 1979 survey, from a two-storied porch with an enclosed lower storey, to a one-storied covered porch with two open sides. A window in the upper half-storey with a shingled gable has also appeared since the 1979 survey photos, likely an original feature that has been uncovered. The verandah that appears on the south side of the building in the 1914 fire insurance map was enclosed at some point prior to the 1979 photos (See Appendix 3). The interior of the home features what appears to be much of the original hardwood trim, French doors, wainscoting, and crown moulding (See Appendix 4). The original trim, doors, and window sashes would have been made at the Augustine Planing Mill, which was owned by the contractors who built the house.

Historical Significance:

One of the early settlers of Port Colborne, Jeremiah Barnhart, had bought lots 3 and 4 on the north side of Kent St. from the estate of W.H. Merritt in 1862, and farmed the property while living in the residence which he built on the south half of the lots, presently 164 King St. (See Appendix 1). In 1890, he sold the property to Samuel Hopkins Sr., a “supremely successful” merchant, tug owner, and speculator, and the defendant in the famous breach of promise case brought forward by Arabella Williams. In 1899, Hopkins sold the land to his great niece, Alice A.M. Hopkins.

The contract for the two-and-a-half-storey home that stands at 172 King St., Port Colborne was commissioned in 1900 by Alice A.M. Hopkins, a local music teacher and the organist at St. James Anglican Church, and her brother Leopold E.J. Hopkins, a merchant. The building contract was awarded to Augustine and Son, contractors as well as proprietors of the Augustine’s Planing Mill, which was on Davis St. It is highly probable much of the original trim, doors, and windows are from that mill. At the time of the commission, 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.

Alice A.M. Hopkins, known also as Allie Hopkins, offered music lessons from the house in voice, piano, and theory, having a Trinity University Certificate. Records suggest that until her marriage in 1907, Alice A.M. Hopkins continued to live in the house along with her brother, his wife, Alice M. Hopkins, and their daughter, Alice A.B. Hopkins. The latter seems to have taken

over her aunt's music teaching business after Alice A.M. Hopkins' departure. Alice A.B. Hopkins continued to reside in the home until the 1960s, where she offered music lessons for much of that time.

Leopold E.J. Hopkins was head clerk at a dry goods store at the time when the house was constructed, and by the end of his life he owned several businesses in Port Colborne. He was such a prominent and well-respected citizen that on the day of his funeral, all the shops in town shut down business for an hour, and the mayor at the time, H.H. Knoll, was among the pallbearers.

Appendix 1 Abstract Lot 3 north side of Kent St.

<p>107 PORT COLBORNE, LOT No. 3 on the North side of Kent Street.</p> <p>TOWNSHIP LOT No. 38 in First Concession, Township of Humberstone.</p>									
No. of Abstract	Original Volume	No. of Deed	Instrument	Date	Date of Mortgage	GRANTOR	GRANTEE	Quantity of Land	Consideration or Subject of Mortgage
1			Patent	17 May 1813		George III	Robert Richardson	Lot 38	
2	05 th 285	9793	1838	34 April 1834	30 July 1834	Arthur J. Robertson	William K. Merritt	100 Acres Lot 38	\$200
3	05 th 40	3793	Supra Release	1846	1846	William K. Merritt	James J. Richardson John A. Cameron for purposes mentioned	100 Acres Lot 38	
4	28 th B 1	3164	1838	36 August 1838	13 August 1838	Richard Patterson only son of Richard Patterson deceased	Arthur J. Robertson	100 Acres Lot 38	\$500
5	28 th B 2	3165	1838	35 April 1838	13 August 1838	Allen Myrtle Patterson daughter of Richard Patterson deceased	Arthur J. Robertson	100 Acres Lot 38	\$700
6	28 th B 3	3166	1838	38 May 1838	13 August 1838	James J. Richardson son of James J. Richardson deceased	Arthur J. Robertson	100 Acres Lot 38	\$800
7	05 th 538	1770	Mortgage	8 June 1844	8 June 1844	William K. Merritt	Samuel S. S. S.	100 Acres Lot 38	\$500
8	18 th 107	2090	Release	31 st July 1839	12 th July 1839	Samuel S. S. S.	The C. S. S.	100 Acres Lot 38	
9	18 th 538	2090	Release	31 st July 1839	12 th July 1839	Samuel S. S. S.	The C. S. S.	100 Acres Lot 38	
10	18 th 13	2091	Release	11 th Sept 1849	25 th Dec 1849	John W. H. Merritt	John W. H. Merritt	100 Acres Lot 38	
11									
12	18 th 242	2875	Release	24 th Aug 1858	22 nd Nov 1860	John W. H. Merritt	John W. H. Merritt	100 Acres Lot 38	
13	18 th 242	2875	Release	11 th March 1862	25 th May 1862	John W. H. Merritt	John W. H. Merritt	100 Acres Lot 38	
14	18 th 242	2875	Release	10 th May 1862	14 th July 1862	John W. H. Merritt	John W. H. Merritt	100 Acres Lot 38	

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PORT COLBORNE, Lot No. 3 on the North side of Kent Street,

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Township Lot No. 28 in First Concession, Township of Humberstone.

from Book 87 page 107.

3 Amended No. of Vol.	No. of Deeds	INSTRUMENT	ITS DATE	DATE OF REGISTRY	GRANTOR	GRANTEE	QUANTITY OF Lot.	CONSIDERATION or AMOUNT of MONEY	REMARKS
<u>Corporation Village of Port Colborne Registry</u>									
15. B. 384.	27.	Mortg	25 Aug 1867.	12 Apr 1870.	David Steele et ux	John Blackner	1/4 acre	\$500.00	Lot 1003.
16 B. 389.	54	2. G	1 March 1871	1 March 1871	John Blackner	John Blackner	1/4 acre	\$150.00	1/2 Lot 3
17 B. 390.	110	Mortg	14 Oct 1870	12 Oct 1870	James E. Dunn	Chas. F. Dunbar	32 per cent		1/2 Lot 3 1/2 Lot 4
18 B. 391.	1136	Dis	17 Mar 1882	17 Mar 1883	James E. Dunn	James E. Dunn			of 1/2 8/11
19 B. 392.	475	Dis	16 Mar 1890	16 Mar 1890	James E. Dunn	James E. Dunn	1/4 acre	\$500	
20 B. 393.	476	Dis	17 Mar 1890	17 Mar 1890	James E. Dunn	James E. Dunn	1/4 acre	\$500	
21 B. 394.	476	Dis	17 Mar 1890	17 Mar 1890	James E. Dunn	James E. Dunn	1/4 acre	\$500	
22 B. 395.	476	Dis	17 Mar 1890	17 Mar 1890	James E. Dunn	James E. Dunn	1/4 acre	\$500	
23 B. 396.	476	Dis	17 Mar 1890	17 Mar 1890	James E. Dunn	James E. Dunn	1/4 acre	\$500	
24 B. 397.	476	Dis	17 Mar 1890	17 Mar 1890	James E. Dunn	James E. Dunn	1/4 acre	\$500	
25 B. 398.	476	Dis	17 Mar 1890	17 Mar 1890	James E. Dunn	James E. Dunn	1/4 acre	\$500	
26 B. 399.	476	Dis	17 Mar 1890	17 Mar 1890	James E. Dunn	James E. Dunn	1/4 acre	\$500	
27 B. 400.	476	Dis	17 Mar 1890	17 Mar 1890	James E. Dunn	James E. Dunn	1/4 acre	\$500	
28 B. 401.	476	Dis	17 Mar 1890	17 Mar 1890	James E. Dunn	James E. Dunn	1/4 acre	\$500	
29 B. 402.	476	Dis	17 Mar 1890	17 Mar 1890	James E. Dunn	James E. Dunn	1/4 acre	\$500	
30 B. 403.	476	Dis	17 Mar 1890	17 Mar 1890	James E. Dunn	James E. Dunn	1/4 acre	\$500	
31 B. 404.	476	Dis	17 Mar 1890	17 Mar 1890	James E. Dunn	James E. Dunn	1/4 acre	\$500	
32 B. 405.	476	Dis	17 Mar 1890	17 Mar 1890	James E. Dunn	James E. Dunn	1/4 acre	\$500	

meritt loan

TOWN OF PORT COLBORNE

From Book B page 89

LOT NO 3 ON THE north SIDE OF Kent STREET

NO. OF EXTRACT	NO. OF VOLUME	NO. OF INSTRUMENT	KIND OF INSTRUMENT	ITS DATE	DATE OF REGISTRY	GRANTOR	GRANTEE	QUANTITY OF LAND	CONSIDERATION OR AMOUNT OF MORTGAGE	REMARKS
33	J	14905	Grant	27 Dec 1947	7 Jan 1948	Alice A.B. Hopkins The Toronto General Trusts Corporation, Exors & Trustees of Leopold E.J. Hopkins - of 1st part Alice M. Hopkins widow of said Leopold E.J. Hopkins - of 2nd part	the said Alice A.B. Hopkins Helen M.H. Sack	Inter alia 1 1/2 of Lot 3 (See description). Part of 2nd part released Transfer comments re Leopold E.J. Hopkins		
34	W	15984	Grant	22 July 1950	24 July 1950	Alice M. Hopkins widow of Leopold E.J. Hopkins	Alice A.B. Hopkins Inter alia	pt 3	\$1.5	
35						SEE DEPOSIT No. 9060.				
36						ORDER Q.M. & REG'D 12 NOV. 1951 AS NO. 16710 AL. LAMATING - TOWN OF PORT COLBORNE & VILLAGE OF HUMBERSTONE.				
37		15065	Grant	29 Nov. 1956	28 Dec 1956	Alice A.B. Hopkins Helen M.H. Wright former Sack	Alice A.B. Hopkins Inter alia	pt. Lot 3	\$2000.	
38	2955	15717	Grant	30 June 1965	5 July 1965	Rosa O. Hurst Betty M. Hurst Joint Tenants	Alice A.B. Hopkins Inter alia	Lot 3	\$13000	
39	2955	15885	Grant	30 June 1965	5 July 1965	Alice A.B. Hopkins Rosa O. Hurst Betty M. Hurst Joint Tenants	Alice A.B. Hopkins Inter alia	Lot 3	\$13000	
40	30839B	Mtg		30 June 1965	10 Aug. 1965	Wilfred C. Fritz Dorothy Fritz joint tenants.	Alice A.B. Hopkins Inter alia	Part of Lot 3	\$1,500.00	
41	30840B	Grant		30 June 1965	10 Aug. 1965	Alice A.B. Hopkins Wilfred C. Fritz Dorothy Fritz joint tenants.	Alice A.B. Hopkins Inter alia	Part of Lot 3	\$2.00	
42	67438B	Grant		12 July 1967	27 July 1967	Rosa O. Hurst Betty M. Hurst joint tenants	Edward Reichert Margaret Reichert joint tenants	Inter alia	\$2.00	
43	81464B	Asgt		14 Feb 1968	25 Apr 1968	Thomas H. Meikle Gerald R. Nash Exors of Alice A.B. Hopkins	Brown Heights Development Company Limited	Part of Lot 3	\$2.00	
44	81465B	Asgt		14 Feb 1968	25 Apr 1968	Thomas H. Meikle Gerald R. Nash Exors of Alice A.B. Hopkins	Brown Heights Development Company Limited	Part of Lot 3	\$2.00	
45	84846B	Part		17 June 1968	21 June 1968	Homer E. Day (Attorney) of the Provincial Gas Company.	Edward Reichert Inter alia	pt Lot 3	\$1,533.00	

(See Book L page 309).

Merrett Place

TOWN OF PORT COLBORNE

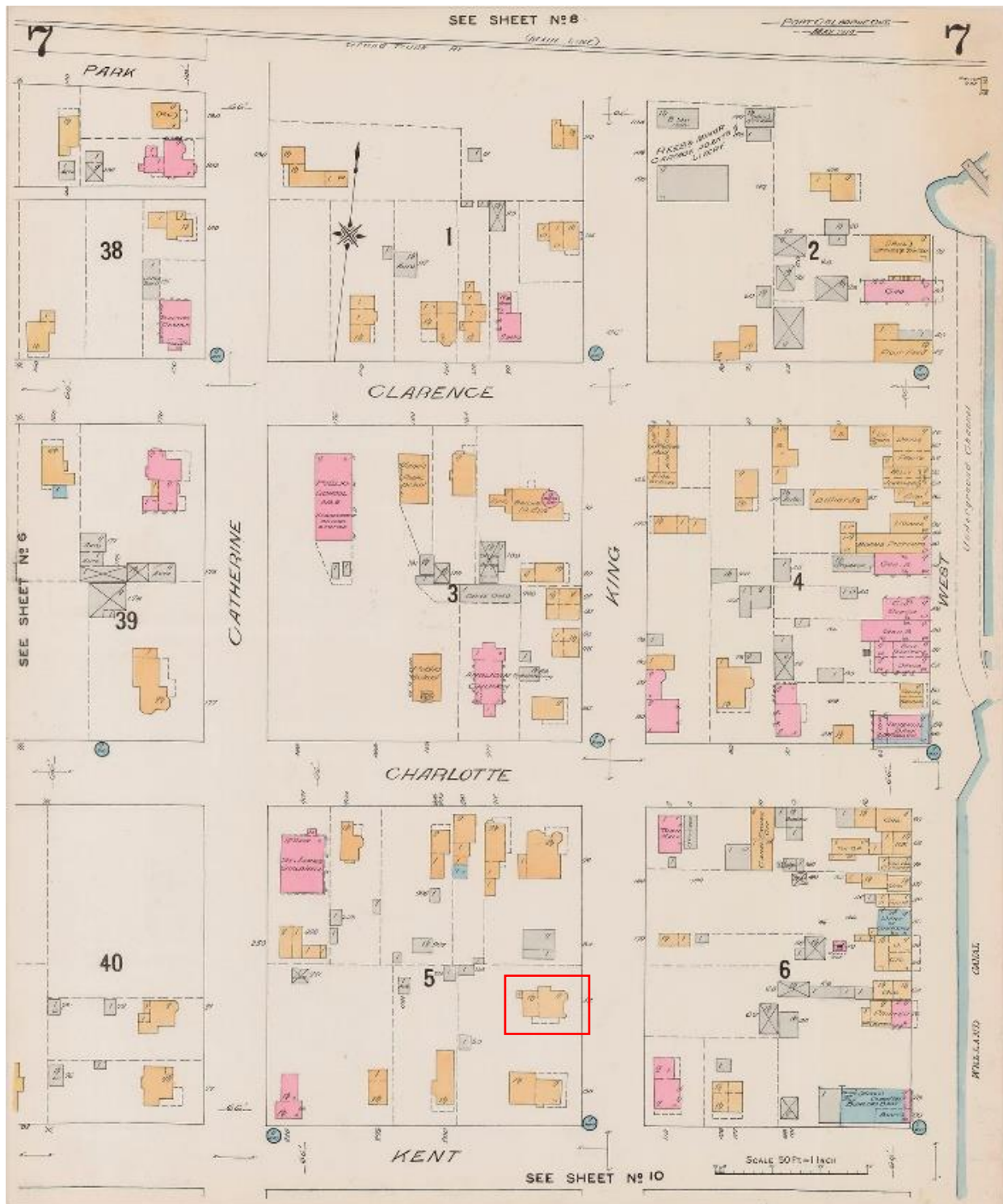
LOT No. 3 on North side of Kent.

FROM BOOK 9. PAGE 76

CON- VEYANCE NO.	1 NO. OF MORTGAGE BOOK	2 INSTRUMENT NO.	3 ITS DATE	4 DATE OF RECORD	5 GRANTOR	6 GRANTEE	7 QUANTITY OF LAND	8 CONSIDERATION OR AMOUNT OF MORTGAGE	9 REMARKS
46	922370	18/11/68	9 Nov 1968	5 Nov 1968	Wilfred E. Ditty Dorothy Ditty joint tenants	Degea Limited	Interest in pt Lot 3	\$200.00	15 2722
47	927611B	18/11/68	7 Nov 1968	18 Nov 1968	Devaan Heights Development Company Limited	Wilfred E. Ditty Dorothy Ditty	of mtg # 30839B		
	15 2721	18/11/71	5 Nov 1971	16 Nov 1971	Wilfred E. Ditty Dorothy Ditty joint tenants	Degea Limited	Interest in pt Lot 3	\$200.00	
	15 2722	18/11/71	5 Nov 1971	16 Nov 1971	Degea Limited	Wilfred E. Ditty Dorothy Ditty	of mtg # 922370		

FORWARDED TO NEW INDEX (1973)

Appendix 2 1914 Fire Insurance Map



Appendix 3 1979 Heritage Inventory and Assessment Project Contact Prints







Appendix 4 The Scarlett Real Estate Group, Screenshots taken from <https://youtube.com/watch?v=-CG-4gy3ZrY>, Accessed 8 November 2023



Appendix #5 Advertisement for Alice Hopkins, Music Teacher 27 Oct 1931

WELLAND - PORT COLBORNE EVENING TRIBUNE, TUESDAY, OCTOBER 27, 1931

Port Colborne -- Humberstone Business and Professional Cards

INSURANCE	LEGAL	UNDERTAKER
OMER L. STEELE General Insurance MONEY TO LOAN PORT COLBORNE - ONTARIO <i>Tu-Thu 31-31</i>	Kinnear & Hazlewood Barristers, Solicitors, Notaries, Commissioners, Etc. MONEY TO LOAN Office: Imperial Bank Bldg., West Street PORT COLBORNE, ONTARIO H. E. Hazlewood, B.A. <i>Tu-Thu 31-31</i>	SUTHERLAND & SON Funeral Directors 6 EAST MAIN, WELLAND New Motor Equipment Phone Office 42 Phone House 688 Welland, Ont. <i>Tu-Thu 31-31</i>
W. H. SMITH GENERAL INSURANCE Agent Dominion of Canada Insurance Company Stocks and Bonds Bought and Sold Agent: A. E. Osler & Co. Toronto Baggage and Freight Transfer Office: Can. Nat. Express, C. N. Depot, Port Colborne. Phones: Office 205, Res. 373 <i>Sept. 22-31</i>	Macdonald & Brown Barristers, Solicitors, Etc. MONEY TO LOAN Office: Hydro Bldg., Port Colborne <i>Tu-Thu 31-31</i>	Dell & Merton Exclusive Funeral Home Successors to Geo. O. Darts Modern Mortuary and Equip- ment in every detail. Ambulance Service H. B. DELL A. R. MERTON Licensed Morticians Phone 1006 Day and Night 59 Clarence St., Port Colborne <i>123-124</i>
DENTISTRY H. B. Rickard D.D.S., B.D.S. Graduate of Royal College of Dental Sur- geons of Ontario, and Toronto University. Office in Shilby Building Office Hours: 9 a.m. to 5 p.m. Telephone No. 114 <i>Tu-Thu 31-31</i>	W. W. Crow, Barrister Solicitor, Notary Public Office: Mahaffey Block, Port Colborne, Ontario Money to Loan <i>Tu-Thu 31-31</i>	John J. Wichmann Furniture Dealer Funeral Director New Motor Equipment and Up-to-date Ambulance Service Phone No. 92 Welland, Ont. <i>Tu-Thu 31-31</i>
W. O. Godwin D.D.S., L.D.S. Graduate Indiana Dental College Post Graduate Royal College of Dental Surgeons Office over Mahaffey's Drug Store Telephone 258, Port Colborne <i>Tu-Thu 31-31</i>	Raymond, Spencer Law & Barr Barristers, Solicitors, Notaries, Etc. WELLAND AND PORT COLBORNE Port Colborne Office: Stanley Bldg. Branch Office: Port Erie, open Fridays Money to Loan L. Charles Raymond, K.C. Lynn B. Spencer, B.A. G. Moffat Barr R. H. Law Stewart B. Macdonald Phone: Port Colborne 161, Welland 17 <i>Tu-Thu 31-31</i>	F. R. GEDDY Funeral Director Main Street, Port Colborne Phone 599 <i>Tu-Thu 31-31</i>
W. W. McBain D.D.S., B.D.S. Graduate Royal College Dental Surgeons, University of Toronto SPECIAL ATTENTION TO PYORRHOEA Office Above Sol-Rite Store Phone 463, Port Colborne <i>Tu-Thu 31-31</i>	NURSING MRS. GRACE CHAMBERS PRACTICAL NURSE Wainfleet, R. R. 1, Phone 2114 Aug. 11 to Tu p	J. J. Patterson & Sons Funeral Directors Four Licensed Embalmers Modern Motor Equipment
MUSIC Miss Alice A. B. Hopkins Teacher of Piano 172 King St., Port Colborne, Phone 239 <i>Oct. 6 to 13 Tues. c</i>	NURSING MRS. CHARLES KINGSTON Practical Nurse Maternity cases and general nursing. Cases taken at home preferred or will nurse at home of patient. Good care. 184 Alexandra Street Port Colborne, Ont.	