

## **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,<sup>1</sup> 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

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<sup>1</sup> 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.<sup>2</sup> 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

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<sup>2</sup> 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

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TOWNSHIP OF HUMBERSTONE, LOT No. 16 in 4<sup>th</sup> Concession from Abolish Old Line page 115

Lot	No. of Instrument	Instrument	Date	Date of Registry	GRANTOR	GRANTEE	QUANTITY OF LAND	CONSIDERATION OR AMOUNT OF MORTGAGE	REMARKS
1	8 192 190	Grant 4 Feby 1889	11 March 1889	Victoria R.	Christian Blatz	50 Acres 5 1/2 x 10 1/2	\$400.00		
2	8 193 191	Grant 6 Feby 1889	11 March 1889	Victoria R.	Benjamin Doan	50 Acres 2 1/2 x 8 1/2	\$400.00		
3	8 204 209	Grant 12 Aug 1889	31 March 1889	Victoria R.	Jacob Doan	50 Acres 10 1/2 x 8 1/2	\$400.00		
4	8 383 567	Grant 10 Feby 1889	17 March 1890	Victoria R.	John Bender	50 Acres 10 1/2 x 10 1/2	\$400.00		
5	8 317 489	Mortg 8 October 1889	26 October 1889	Jacob Doan et al	William Mullerby	50 Acres 5 1/2 x 8 1/2	\$400.00		payable in 3 annual instalments each \$133 1/3
6	8 378 536	1875. 18 Oct 1890	19 Aug 1890	John Bender	Marilla Doan	50 Acres 10 1/2 x 8 1/2	\$500.00		
7	8 502 861	Receipt 21 Sept Mortg 1891	23 Sept 1891	William Mullerby	Jacob Doan	50 Acres 8 1/2 x 8 1/2	Of the Mortgage \$2317 above		
8	701 574	1878 13 Dec 1892	6 Feby 1892	Leonard Doan & a Marilla Doan wife Doan Humberstone	The Great Western Railway Company for the Great Western Railway	4 1/2 Acres containing 10 1/2 acres of land for the Great Western Railway	\$370.00	Wid. and heir of Marilla Doan of Humberstone County Ontario	
9	8 730 21	1895 2 October 1891	5 Aug 1892	Jacob Doan et al	William Nicholas Jr	50 Acres 8 1/2 x 8 1/2	\$1200.00		
10	8 793 711	1878 3 <sup>rd</sup> Dec 1892	8 <sup>th</sup> Jan 1893	Benjamin Doan et al	Jacob Doan	50 Acres 8 1/2 x 8 1/2	\$2000.00		
11	8 849 227	Mortg 17 May 1893	20 May 1893	Jacob Doan et al	Daniel Winsler	50 Acres 8 1/2 x 8 1/2	\$250.00		interest paid
12	8 1310 436	Mortg 31 Jan 1896	4 Feby 1896	Jacob Doan	Canada P.L. Co. & Co.	50 Acres 8 1/2 x 8 1/2	\$700.00		\$72.20 207.00 104.80
13	8 1321 446	Disch 7 Feby 1896	10 Feby 1896	Daniel Winsler	Jacob Doan for C.P.L. & Co.	50 Acres 8 1/2 x 8 1/2	\$250.00		
14	8 1479 164	1895 3 <sup>rd</sup> Dec 1896	2 Jan 1897	William Nicholas Jr	William Nicholas Jr	50 Acres for 10 1/2 x 8 1/2	\$1500.00		
15	8 1480 166	Lease 29 Dec 1896	2 <sup>nd</sup> Jan 1897	William Nicholas Jr	William Nicholas Jr	50 Acres for 10 1/2 x 8 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



