

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.	Christian Bleck	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	Leonard 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 Knudsen	50 Acres 6 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 Knudsen et ux	Jacob Swan et ux C. P. L. et ux			\$349.
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

