

THE CORPORATION OF THE
TOWN OF PELHAM

BY-LAW NO.3784 (2016)

Being a by-law to designate the property known municipally as 1732 Cream Street, legally described as Con 6 Pt Lot 12 59R-4007 Part 3, as being of cultural heritage value or interest.

Owner: Bernadette Mary Coyne

WHEREAS Section 29 of the Ontario Heritage Act R.S.O. 1990, Chapter O.18, as amended, authorizes the Council of a municipality to enact by-laws to designate a property to be of cultural heritage value or interest, when the property meets the prescribed criteria for determining whether a property is of cultural heritage value or interest; and, the designation is made in accordance with the process set out in Section 29;

AND WHEREAS notice of intention to designate property was served on the owner of the property known as The Comfort House at 1732 Cream Street and upon the Ontario Heritage Trust, and was published in the Pelham News, a newspaper of general circulation in the municipality;

AND WHEREAS no notice of objection to the proposed designation has been served on the Clerk of the municipality;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF PELHAM ENACTS AS FOLLOWS:

1. **THAT** there is designated as being of cultural heritage value or interest the property known as The Comfort House at 1732 Cream Street, more particularly described in Schedule 'A' hereto.
2. **THAT** the statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property known as The Comfort House at 1732 Cream Street be described in Schedule 'B' hereto.
3. **THAT** the Municipal Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule 'A' hereto in the proper Land Registry Office.
4. **THAT** the Clerk is hereby authorized to cause a copy of this by-law to be served on the owner of the property and on the Ontario Heritage Trust, and publish notice of the by-law in a newspaper having general circulation in the municipality.
5. **THAT** this By-Law shall become effective from and after the date of passing thereof pursuant to Section 29 (14.1) of the Ontario Heritage Act R.S.O. 1990, Chapter O.18, as amended.

ENACTED, SIGNED AND SEALED THIS
19th DAY OF SEPTEMBER, 2016 A.D.


MAYOR DAVE AUGUSTYN


CLERK NANCY J. BOZZATO

Schedule 'A'

Legal Description

Con 6 Pt Lot 12 59R-4007 Part 3

Schedule 'B'
Heritage Register

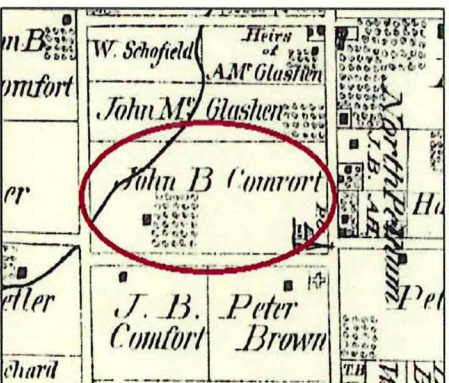
THE COMFORT HOUSE
1732 Cream Street, Ridgerville ON L0S 1M0

Roll No.: 273201000815200
Legal Description: CON 6 PT LOT 12 S9R4007 PART 1 2 3
Date of Construction: 1816
Architectural Influence(s): Georgian-style
Historical Association(s): David Second Sr., Peter Tice,
Robert Comfort, John B. Comfort

Statement of Design and/or Architectural Value
and/or Interest:

1732 Cream Street is a one-and-a-half-storey residence that was built in approximately 1816. The house was designed in the Georgian style of architecture, currently finished with blue-toned wood siding veneer. The second floor is considerably smaller in terms of height than that of the first storey. The home has a side-gable style of roofing, in which two panels meet at a ridge in the middle of the building and hang over the front facade of the house. The building is simple and symmetrical in form, with small-paned 12 over 12 double-hung sash windows found on the front of the first floor. The back facade windows as well as the second floor windows are casement in style, and the building also features sliding sash windows on the western side. The front door detail is very simple, is centrally located in proximity to the main portion of the house, and features a 9-paned glass rectangular window. Georgian houses are known to be solid and well-built structures which tend to remain virtually unchanged for a number of years after their origin, suggesting it is unlikely the exterior has changed significantly since its construction and will remain as is for a long period of time.

A one-storey addition to the east side of the house features a similar side-gable roof, a large bay window on the front facade as well as a secondary entrance with a door identical to that of the main entrance. Interiorly, the residence contains two large fireplaces made of red brick that were likely used at one time, but have since been reverted into a decorative facet of the dining and living rooms as evidenced by a lack of coinciding chimney stack on the exterior. The interior is characterized by pine flooring, large exposed wood beam ceilings, and windows and doorways framed with single wooden board accents. Doors found throughout the interior are made of light-coloured pine, and accentuated by antique brass handlesets.



Statement of Historical and/or Associative Value and/or Interest:

In 1808, 100 acres of property located at 1732 Cream Street was patent to David Secord Sr. Major David Secord of St. David's was a brother-in-law to Laura Secord, and he received the lands as a Crown Grant. Major Secord was a businessman and political figure in Upper Canada. Born in New York City in August 1759, he settled at Queenston in Upper Canada after the war with his father. His father served with Butler's Rangers during the American Revolution, and later David also served as a corporal in the same unit.

David helped establish the community of St. David's where he built a sawmill, gristmill, blacksmith shop and general store, and his brother James – husband of Laura Secord – also settled there. In 1796, David was appointed justice of the peace in the Home District, and was elected to the 5th Parliament of Upper Canada representing 2nd Regiment of the Lincoln Militia. He later was elected to the 7th Parliament for 3rd Lincoln. He served in the local militia, eventually reaching the rank of major. During the War of 1812, his built work in St. David's was destroyed by the Americans. Major David died in August of 1844, and was buried in the Methodist cemetery of St. David's. Unfortunately, evidence as to whether Secord actually took up residence in Pelham at any time is inconclusive.

At some point between the 1st and 2nd abstract of the Land Registry Patent for 1732 Cream Street, dating between 1808 and 1816, the 100 acres of land were transferred from David Secord Sr. to Peter Tice. No record of sale exists to identify when this occurred. The Comfort Family took patent of the land in June of 1816, and the Land Registry Patent document provides evidence of further conveyances amongst the Comfort Family dating to 1862.

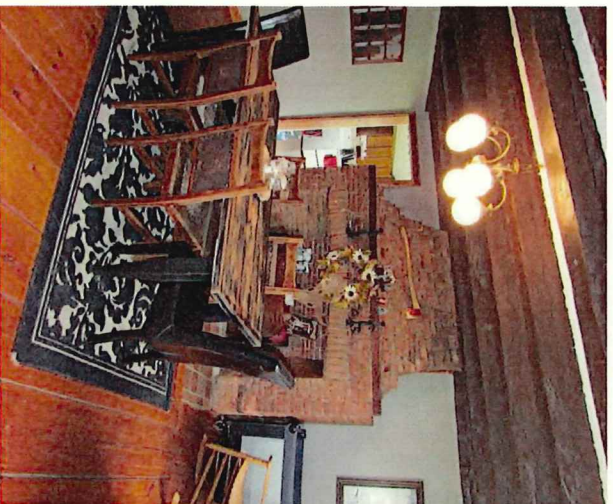
Robert Comfort was a United Empire Loyalist. The Comfort Family has strong historical significance to the Town of Pelham, including a long history of philanthropy to the Pelham community. In one instance, John Comfort donated land for the North Pelham Presbyterian Church to be built upon; Dr. Wm. Mingie Comfort also donated land for which the manse of the same church was built on; and, Dr. Comfort's children later donated land for a buffer strip to the west of this church as well.

Statement of Contextual Value and/or Interest:

The Comfort Family Home at 1732 Cream Street is located a short distance to the south of North Pelham. The original 100-acre plot of land was considered to be a part of the village of Ridgville, albeit located north of the village boundaries and within the greater vicinity of the Town of Pelham. North Pelham Park was formerly a part of the 100-acre plot, however has since been sold to the Town. The land directly surrounding the residence is heavily wooded, and the house itself sits considerably far back on the lot to the west of Cream Street and north of Tice Road.

Located on the land to the north is also the previously designated heritage landmark known as the Comfort Maple Tree. The Comfort Maple is a very significant part of Pelham's history. It is believed to be the oldest and largest sugar maple tree in Canada. Its importance to the Town has been demonstrated through its use on the front of Pelham's tourism brochure since 1999, as well as its incorporation into the Coat of Arms for the Town of Pelham since 1979 as a symbol of Pelham's place in Canada. The tree is a source of pride for the Comfort family, the citizens of Pelham, the Niagara Region, and the current owner of the tree and its surrounding land. The site of the Comfort Maple is under the care of the Niagara Peninsula Conservation Authority.

Additional Photographs of 1732 Cream Street:



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Properties

P/N	64035 - 0092 LT	<input checked="" type="checkbox"/> Affects Part of Prop
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DESCRIPTION
PART LOT 12 CONCESSION 6 PELHAM DESIGNATED AS PART3, 59R4007, S/T
INTEREST IN RO411194, S/T PE12003, PELHAM

Address 1732 CREAM ST
RIDGEVILLE

Applicant(s)

This Order/By-law affects the selected PINs.

THE CORPORATION OF THE TOWN OF PELHAM

Address for Service
P. O. Box 400
20 Pelham Town Square
Fonthill, ON L0S 1E0

I, Dave Augustyn, Mayor and Nancy J. Bozzato, Town Clerk, have the authority to bind the corporation.

This document is not authorized under Power of Attorney by this party.

Statements

This application is based on the Municipality By-law See Schedules.

Signed By

Monica Evelyn Wolfe	39 Queen St. P. O. Box 24022 St. Catharines	acting for Applicant(s)	Signed	2016 10 04
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Tel 905-688-1125
Fax 905-688-5725

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

DANIEL & PARTNERS LLP
39 Queen St. P.O. Box 24022
2016 10 04

Tel 905-688-1125
Fax 905-688-5725

Fees/Taxes/Payment

Statutory Registration Fee	\$62.85
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Total Paid \$62.85

File Number

Applicant Client File Number : 43029