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AUG 10 2016

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*Vibrant · Creative · Caring*

August 4, 2016

Ms. Erin Semande  
A/Provincial Heritage Registrar  
Ontario Heritage Trust  
10 Adelaide Street East  
Toronto ON M5C 1J3

Attention: Erin

RE: The Comfort House  
1732 Cream Street, Pelham  
Con 6 Pt Lot 12 59R-4007 Part 1, 2, and 3  
Roll No. 273201000815200

The present owner of the Comfort House has requested its designation. Planning staff agree that the building is worthy for designation due to its architectural, historical, and contextual value.

Planning staff have provided notice to the owner to designate the property as being a property of cultural heritage value or interest. In addition, notice was provided in the August 4<sup>th</sup>, 2016 edition of the Pelham News. A copy of the notice and tear sheet of the newspaper notice are included for your records.

Planning staff will present a report and by-law to designate the Comfort House to Council on September 19<sup>th</sup>, 2016. Following the meeting, if Council approves the by-law to designate the Comfort House, Planning staff will send a copy of the notice of decision and by-law to the Registrar.

If you have any questions or concerns please contact me.

Sincerely,

A handwritten signature in blue ink that reads "Julie Hannah". The signature is written in a cursive, flowing style.

Julie Hannah, MCIP, RPP, Planner

From the Department of







🌐 pelham.ca | ✉ 20 Pelham Town Square, PO Box 400, Fonthill, ON | ☎ 905-892-2607 | 📠 905-892-5055

## Notice to Designate a Property of Cultural Heritage Value or Interest

<b>NOTICE TO DESIGNATE</b>	<p>In accordance with Section 29 of the Ontario Heritage Act, R.S.O. 1990, Chapter O. 18, and in the matter of the lands and premises, known as the Comfort House, located at 1732 Cream Street in the Town of Pelham in the province of Ontario.</p> <p><b>TAKE NOTICE</b> that the Council of the Town of Pelham intends to designate property situated at 1732 Cream Street (Comfort House) in the Town of Pelham, in the Province of Ontario, as a property of cultural heritage value or interest under Part IV of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18.</p>
<b>Description of Property</b>	<p>The property at 1732 Cream Street is located on the west side of Cream Street, north of Tice Road. Its legal description is Con 6 Pt Lot 12 59R-4007 Part 1, 2, and 3.</p>
<b>Short Statement of the Reason for the Designation</b>	<p>The property at 1732 Cream Street (Comfort House) is worthy of designation under Part IV of the Ontario Heritage Act for its cultural heritage value. The property meets the criteria for designation prescribed by the Province of Ontario under the three categories of design/physical value, historical/associative value, and contextual value.</p>
<b>Statement of Design and/or Architectural Value and/or Interest</b>	<p>1732 Cream Street is a two-storey residence that was built between approximately 1808 and 1839. 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 façade 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 façade 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.</p> <p>A one-storey addition to the east side of the house features a similar side-gable roof, a large bay window on the front façade 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 hardwood flooring, large exposed wood beam ceilings, and windows and doorways framed with single wooden board accents. Doors found throughout the interior are typically made of light-coloured wood, and accentuated by antique brass handlesets.</p>
<b>Statement of Historical and/or Associative Value and/or Interest</b>	<p>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.</p> <p>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.</p> <p>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.</p> <p>At some point between the 1<sup>st</sup> and 2<sup>nd</sup> 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.</p> <p>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. Mingle 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.</p>
<b>Statement of Contextual Value and/or Interest</b>	<p>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 Ridgeville, 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.</p> <p>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.</p>
<b>Need more info? Contact us!</b>	<p>The short statement of reason for the designation including a description of the heritage attributes along with all other components of the detailed Heritage Report constitute the "reason for designation" required under the Ontario Heritage Act.</p> <p>For more information, please contact Ms. Julie Hannah, Planner, at 905-892-2607, ext. 319, or email at <a href="mailto:jhannah@pelham.ca">jhannah@pelham.ca</a>.</p>
<b>Important Information</b>	<p>Any objections to this proposed designation must set out the reason for the objection and all relevant facts and must be filed with the Town Clerk, Nancy J. Bozzato, PO Box 400, 20 Pelham Town Square, Fonthill, Ontario, L0S 1E0 <b>no later than 4:30 p.m. on Friday September 2, 2016</b> (within 30 days of the publication of this notice). Unless indicated otherwise, personal information and all comments will become part of the public record and may be publicly released.</p> <p>Dated at the Town of Pelham, this 4<sup>th</sup> day of August, 2016. Nancy J. Bozzato, Town Clerk</p>

Town of Pelham Community Planning & Development Department





In accordance with Section 29 of the Ontario Heritage Act, R.S.O. 1990, Chapter O. 18, and in the matter of the lands and premises, known as the Comfort House located at 1732 Cream Street in the Town of Pelham in the province of Ontario.

TAKE NOTICE that the Council of the Town of Pelham intends to designate property situated at 1732 Cream Street (Comfort House) in the Town of Pelham, in the Province of Ontario, as a property of cultural heritage value or interest under Part IV of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18.

#### Description of Property

The property at 1732 Cream Street is located on the west side of Cream Street, north of Tice Road.

Its legal description is Con 6 Pt Lot 12 59R-4007 Part 1, 2, and 3.

#### Short Statement of the Reason for the Designation

The property at 1732 Cream Street (Comfort House) is worthy of designation under Part IV of the Ontario Heritage Act for its cultural heritage value. The property meets the criteria for designation prescribed by the Province of Ontario under the three categories of design/physical value, historical/associative value, and contextual value.

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

1732 Cream Street is a two-storey residence that was built between approximately 1808 and 1839. 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 façade 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 façade 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.

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	<p><b>NEED MORE INFORMATION? CONTACT US!</b></p> <p>The short statement of reason for the designation including a description of the heritage attributes along with all other components of the detailed Heritage Report constitute the "reason for designation" required under the Ontario Heritage Act.</p> <p>For more information, please contact Ms. Julie Hannah, Planner, at 905-892-2607, ext. 319, or email at <a href="mailto:jhannah@pelham.ca">jhannah@pelham.ca</a>.</p>
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