

The Village of Codrington by Dan Buchanan

Introduction

Much has been written over the years about the people and events of Codrington and area. The following material will utilize earlier writings and add the point of view of one who grew up in the Village during the 1950's and 1960's. The reader will also encounter information about the earliest residents and history of Codrington and the land where the village was founded. An attempt has been made to avoid repeating subjects that have been well documented in previous publications and concentrate on topics that may be of interest but have not seen much light in the general public.

About the Author

My first twenty years were spent growing up on the farm on the north side of the Village of Codrington. Our farm house was one of the first two brick houses built in the area in the 1850's. The house and buildings are on the west side of the highway with the north Codrington sign planted at the edge of the front lawn. For many years travelers on the road have identified this farm by the lilac bushes near the Codrington sign and the large maple and chestnut trees that compete with the hydro lines at the road.

The families of both of my parents have roots in this community and it has been the study and documentation of these roots that brought me into contact with much historical information about the area. My maternal grandfather, Lloyd Ames, was a long time residence of Codrington. His intense interest in reading and talking about history rubbed off on his grandson, often in the form of long drives around the countryside to museums and points of interest, as well as hours spent in his living room repeating familiar old stories and discussing the news of the day. We didn't solve many of the world's problems in those sessions but it wasn't for lack of trying.

In more recent years my interest in history has developed into a serious hobby that involves building a database of interconnected family trees for people who lived in this area in the last 200 years. My knowledge as a computer consultant led me to take the next step of publishing that information on the internet for all to see. In the course of this work I have encountered many original documents about early settlers and their activities as well as the important work done by many others in documenting their own family trees.

While my home has been a good distance away from Codrington during my adult life, I have been a frequent visitor, first to keep up conversations with my grandfather and more recently to pursue my genealogy research. It is an area that holds much interest and curiosity for me, whether as a place where my first impressions of the world were formed or as a mirror on the past which I strive to understand.

Copyright 2009 Dan Buchanan

Last Revised: September 8, 2009

This work is the property of Dan Buchanan and is provided on a non-commercial basis. Readers are encouraged to download, save, copy and print this work for non-commercial uses. Any commercial use of all or part of this work is not allowed except by permission of Dan Buchanan.

The Village of Codrington by Dan Buchanan

Before Settlement

The land where Codrington would eventually take shape is in the middle of a small valley which is the drainage basin for Marsh Creek. This lazy waterway runs from the south west corner of the valley near the Fish Hatchery, behind the school and church, then under the road, around behind the buildings and then off towards Mount Olivet to the north east.

Native inhabitants of the area knew very well how to utilize the obvious resources of this small valley. They located their homes on the plateaus of the high ridge to the west where the air was clean and healthy and they had a good vantage point for detecting any raiding parties coming up from Lake Ontario. The wars with the Six Nations Tribes south of the lakes had driven most of the Huron and Algonquin communities north of Rice Lake and into the Lake Huron area, leaving a “no-man’s land” north of Lake Ontario. The few that remained in the area took advantage of the water fowl and fish of the small valley and probably ventured into the large wetlands to the east that would later be called The Quinte Swamp. My grandfather often talked about seeing individuals of the few native families that still lived up on the hills even into the 1910’s.

The famous French explorer, Samuel de Champlain did not likely see this immediate land but his trip down the Trent River in 1615 brought him into the area. He wintered at the mouth of the river and visited several communities of Mississauga along the north shore of Lake Ontario. A few lines he wrote of his observations are found in his papers, now held by The Ontario Historical Association and quoted on the first page of The Toby Book: “In September 1615, the explorer noted the agreeable scenery, the fine land, the fishing and hunting, the beautiful lakes and streams. He mentioned the abundance of vines and walnut trees and the taste of wild grapes which produced an astringency of the throat when eaten. Bears and stags were plentiful, ... “

We all know about the War of Independence that raged far away from this area until the fall of 1783. In the summer of 1784 a group of United Empire Loyalists landed at Adolphustown to begin the settlement of the Bay of Quinte area. This was one small group, similar to others that took up land along the north shore of the St. Lawrence River and at Niagara.

An important event occurred at Carrying Place on September 23, 1787 when a council was held to ratify a treaty between the government of the Province of Canada and the Mississauga tribes who lived around the Bay of Quinte. Keep in mind that there was still no Upper and Lower Canada, that would happen in 1791. The treaty came to be called “The Gunshot Treaty” because one of the measurements used to determine the extent of land north from Lake Ontario that the treaty would encompass was said to be the distance a man could hear a gun shot. This treaty was soon replaced by another one signed at the Credit River on August 2, 1805 and called The Toronto Purchase. In any case, the land north of Lake Ontario between the Trent River and the Etobicoke River was ceded by the Mississauga chiefs and was therefore, in the eyes of the government and settlers, open for settlement. Today these treaties and many others like them are under much scrutiny as native Canadians and the Federal Government negotiate land claims across the country.

In 1791 The Constitutional Act divided the Province of Quebec into Upper and Lower Canada and John Graves Simcoe was appointed Governor General of the new Province of Upper Canada. He took up residence at Niagara in 1792 and this became the first capital of the fledgling province. However, he soon discovered the harbour on the north shore of Lake Ontario where many decades before a trading post and fortification had been built by the French. Simcoe decided that this was the ideal location for the capital of the province because it featured a wonderful natural harbor and was farther away from the Americans who were still considered a threat to the British province. The town of York was created, later to be named Toronto.

The Village of Codrington by Dan Buchanan

Simcoe was only in the province for four years before he was recalled, some say due to political intrigue and some suggest due to ill health from war injuries. In any case, he and his wife left the fledgling Province of Upper Canada and moved back to England. However, in the short time he was here, Governor General Simcoe created the administrative machinery that would support a new legal system as well as a land management system for Upper Canada. Many expeditions of exploration and map making were undertaken around the province, some by the Governor General himself. Counties and townships were surveyed and named after members of the British military and government. In our area, we can see the obvious results of this in the surveying of Murray and Cramahe Townships which were part of Newcastle District.

At the same time as the new government was being constructed in Upper Canada, officials began to search for natural resources that might support greater numbers of settlers who were expected to arrive any day. Salt was a particularly important natural resource in those days, indicated by the following from page 11 of The Tobey Book: “The average price in 1788 of salt at Montreal was 2 shillings and 5 pence currency per bushel, at Kingston fifteen, and at Detroit 40 shillings, so that there is scarcely a part of the globe where the working of a salt spring will be more beneficially felt by the inhabitants.”

In The Tobey Book we see that an expedition was sent up the Trent River by Governor General Simcoe, under the command of Mr. William Chewett, probably in 1793 or 1794. The objective was to find salt deposits that could support the expected pioneer communities. Salt Creek in the area of Norham was named for the salt deposit they found although it was not of sufficient quantity or quality to be further exploited. However, Chewett’s journal includes the following: “On the 1st July the return journey was begun, some of our party cutting across country and reaching the lake shore five miles west of the head of the Bay of Quinte next day.” We can speculate that this group could well have come south from Salt Creek down high ground where the Percy Road would later run or maybe they came right down the valley where Codrington now lies.

The Village of Codrington by Dan Buchanan

Early Settlement

During the 1790's the officials of Upper Canada organized the administration of Land Grants and those who lost their homes and property during the recent war were encouraged to provide petitions outlining their losses and the service they provided to The Crown during the conflict. Most petitions were approved and the petitioners were designated as United Empire Loyalists, called variously UE Loyalists or U.E.L.'s or just Loyalists. Land was the only currency available to the government at the time and land was the main thing people wanted and needed. The British were very concerned that the fledgling United States of America would turn its eyes to the sparsely populated expanse of land to the north with a view to making it their most northerly state. The best way to prevent this was to fill the land with loyal British citizens, especially strong young men who would be happy to march with British regular troops to protect the Empire.

The process of receiving a Crown Land Grant could take several years. Obadiah Simpson, the first settler at Brighton, settled on Lot 4 of Concession 2, Cramahe Township in 1796 but his Crown Land Patent is dated August 10, 1801. John Dingman came with his father Jacob and several siblings to Lot 12, Concession 2 of Percy Township in 1798 but his Crown Land Patent is dated June 19, 1809. This delay was not unusual since travel was slow and the red tape involved in approval for a grant required meetings of committees and signatures of specific busy officials in Quebec, Montreal or Kingston. After several years of waiting, we can only imagine the joy and excitement that animated a pioneer family when the coveted deed was placed on the rough wooden table for all to see by candle light. It would have been a momentous time in their lives.

Closer to Codrington, we see that Daniel Masters appears in the earliest census records for Cramahe Township starting in 1803. His Crown Land Patent for Lot 5, Concession 8 in Cramahe Township is dated June 19, 1809. They could have been living on this land as early as 1799 with his wife's father William Carl who was a U.E.L. and lived right beside them.

The location of the land cleared and farmed by Daniel Masters and the Carl brothers was west of Codrington, on the west side of Fish Hatchery Road, taking up the full 200 acres between the 8th and 9th Concession lines. In my day, I recall the Houlihan farm on this land but earlier, in the 1870's, part of it was owned by the Kemp family and part by a relative of mine, Isaac Newton King and later his widow.

We don't hear much about either of the names Masters or Carl in later history of Codrington because they sold their land and moved away. Daniel Masters sold his land to Joseph Carl, his brother-in-law, in 1812 and after that we see Samuel and William Masters, sons of Daniel, in Percy Township. The Carl's are present in the area until the 1870's.

The Village of Codrington by Dan Buchanan

Cramahe Hill and Cramahe Hollow

In the early 1800's when settlers came walking up the high ground on the Percy Road from Brighton they would look down to the east and see a low, swampy area which they felt they should avoid. In those days this kind of place meant poor farm land and disease that would kill the children. They kept to the high ground also because it was easier going. Here the ground was hard and there was room for teams of oxen to pull the heavy wagons which carried their belongings and supplies. The ground that was settled by the Masters and Carl families was in the valley but on the very western fringe, far enough away from the swampy areas to be safe and productive.

The name Cramahe Hill was used to identify the high ridge of hills on the west side of the valley and the valley itself was called Cramahe Hollow. This makes sense because the western hills and most of the valley were in Cramahe Township in those days. The boundary between Cramahe and Murray townships was toward the east side of the valley. Throughout most of the 1800's this border was marked by a road called The Town Line. Today we can see the remnants of The Town Line if we stop on the Old Wooler Road a bit east of Highway 30 and a few yards west of the two houses where, in my day, Harold and Harper Peister lived. A treed fence place heads straight north to meet Rhanda Lane a bit east of Codrington. North of there it continues with a farm lane that crosses Goodfellow Road and then becomes the gravel road in front of the McCann farm. This road provided access to the village north of Marsh Creek and to Mount Olivet long before the Brighton and Seymour Gravel Road ran directly through the middle of Codrington.

Both of the names "Cramahe Hill" and "Cramahe Hollow" have been used to identify varying geography. The east and west extend of Cramahe Hollow is fairly obvious because of the hills on both sides. For the purposes of this writing, I prefer to place the south boundary of Cramahe Hollow at the Old Wooler Road and the north boundary at Goodfellow Road. A hollow has to have heights on all sides and this definition fits the bill. In various other histories, Cramahe Hollow has been extended as far as the hill south of Orland and the Warkworth road north of Codrington. For the purposes of this history of Codrington, I prefer the smaller confines of Cramahe Hollow.

Absentee Owners and First Settlers

We have seen that there were some very early settlers in Cramahe Hollow in the person of Daniel Masters and William Carl, both living west of the future village site. On the other hand, the lots of land that would later support the village were owned for many years by men who lived in other regions and held the property for the purposes of speculation. This situation was very common well into the middle of the 1800's all around Upper Canada. It came about early in the development of the Province when settlement was slow and the government wanted to encourage those who had the means to take responsibility for developing the many rural lots held by the Crown. Thousands of lots were purchased by government officials and their friends and family members. The owners would do what they saw fit with their investment. Sometimes they sold the lots at a profit to people who wanted to live on the land, clear the fields and start farming. Sometimes the lots would be leased or rented in order to generate some profit for the owner and possibly create some improvements on the land. Unfortunately these situations often led to unfair treatment of people who had worked a plot of land for some years and one day were summarily told to leave. This was one of the key grievances that brought about the MacKenzie Rebellion in 1837 and 1838.

A good reason some of the land in Cramahe Hollow remained in the hands of speculators well into the 1840's was the perceived quality of the property. It seems odd to me that anyone could have thought this place to be less than desirable as a home. Of course, that's because I grew up there and had clear evidence of the richness of the soil and the delightfully pleasant countryside. For a concerned father in 1820 who looked down from

The Village of Codrington by Dan Buchanan

Cramahe Hill and saw the meandering creek and all those marshlands, we might expect a different conclusion. If he was there in the spring, the extensive flooding of Marsh Creek would be sure to turn him away. In any case, records show that the immediate land at Codrington did not come into use until the 1840's. Before that the lots were owned by absentee owners.

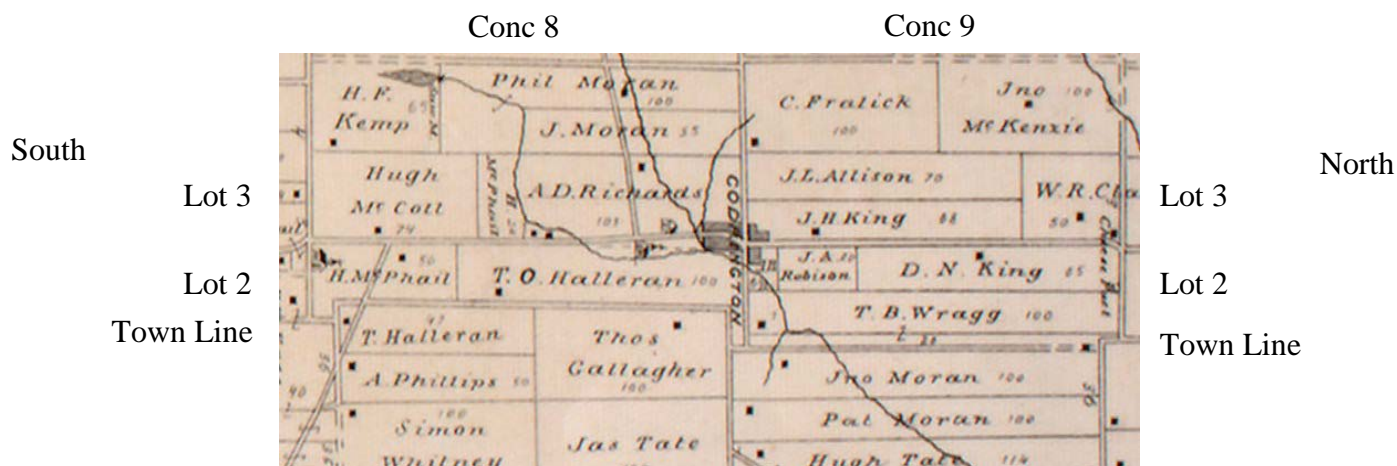
A small segment of the map of Brighton Township from the Beldon County Atlas of 1878 (see below) shows the Village of Codrington in the middle as the focal point of the four lots surrounding it. Since it is in the old Cramahe part of Brighton Township, the Concessions are 8 and 9 from south to north and the village is in Lots 2 and 3.

Starting at Lot 2, Concession 8, to the south east of the village, we see by the Land Registry Records that the Crown Patent for the north 100 acres of Lot 2 was obtained by Zaccheus Burnham, dated June 20, 1831. The Crown Patents for the south 50 acres of Lot 2 was obtained by John Mumford, dated Mar 23, 1840. Zaccheus Burnham was a member of the Burnham family of Cobourg and his name is found in many land records around Northumberland County. The fact that the north 100 acres was not made available as a Crown Patent until 1831 is interesting; maybe it was held as Crown Reserve or Clergy Reserve.

John Mumford was an Englishman from London who lived in Cramahe as early as 1842 when we see him in the census records; his son John was born in England in 1831. In 1844 he sold the land to A. H. Meyers and E. W. Meyers, who did not live there and they sold it to John McPhail in 1853. It appears as if John McPhail was the first one to own and farm the south part of Lot 2 and this makes sense because he had owned the south part of Lot 3 since 1837. Residents of the area will recognize the name since it was McPhail property that became McPhail's Cemetery farther east on Wooler Road.

Zaccheus Burnham sold his 100 acres in the north part of Lot 2 to Thomas O'Halloran in 1855. We know that the Halloran family occupied and farmed this land for many decades. The Roman Catholic School which was built on the east side of Highway 30 just south of Codrington, was built on land donated by the O'Halloran family in the 1880's. Thomas O'Halloran, Sr. is living on Lot 2 as early as 1848 according to Census records and his son Thomas O'Halloran, Jr. is the fellow we see farming the north part of Lot 2, Concession 8 according to the County Atlas Map.

Codrington Village per 1878 Beldon County Atlas Map showing Concession 8 south of the village and Concession 9 on the north side. Town Line Road is clearly marked to the east of the village indicating the old Cramahe/Murray border.



The Village of Codrington by Dan Buchanan

Land records for Lot 3, Concession 8 show that the Crown Patent for all 200 acres of the lot was obtained by King's College, dated January 3, 1828. Then the south 100 acres of the lot were sold to John McPhail, dated January 27, 1837; this was the part south of Marsh Creek and north of Loomis Road. The north 100 acres is first mentioned as being sold by George Strevell, Sr. to George Strevell, Jr., dated Aug 16, 1841. This family was among early settlers in the area who lived farther west on Lot 8, Concession 8. In 1847 they sold Lot 3 to Henry Dunning and he sold to William Trumpour. The Trumpour's were from Prince Edward County and stayed only until 1857 when the lot was sold to Peter Maybee. It's interesting to see that the 1850 Census record for William Trumpour shows that there was a school house on his property.

By the mid-1850's we start to see smaller sections of land in the north part of Lot 3 being sold. John Phillips bought 2 acres and then sold it to Peter Maybee. In 1858 we see a Grant from Peter Maybee to The Trustees of School Section No. 15, Brighton Twp. The allocation of land for a school is clear evidence of the beginnings of the village.

On the north side of Concession 9 Lot 1 is a 30 acre sliver of land wedged between the Town Line and Lot 2. The Crown Patent for Lot 1 was obtained April 4, 1840 by George S. Boulton, a land owner and merchant who, like Zaccheus Burnham, lived in Cobourg. In fact, the second transaction for Lot 1 dated October 17, 1854, shows Zaccheus Burnham selling Lot 1 to William J. Pearsall.

The Crown Patent for Lot 2 in Concession 9 was obtained by Zaccheus Burnham on June 20, 1831. The east half of the lot was sold to William J. Pearsall on October 17, 1854 to go along with Lot 1. Then, on January 26, 1846, Zaccheus Burnham sold the west half of the lot to George King; more about the King family later. This was the land on the east side of Number 30 Highway that much later was part of the farm where I grew up. Today Ron McGee farms on the north part of the lot.

The Crown Patent for Lots 3 and 4 of Concession 9 were both obtained by Mary Grant with the documents dated December 14, 1798. This is the earliest date of any of the lots in the area and that's likely because of who Mary Grant was and her situation. Many lots in the north concessions of Cramahe Township were obtained very early by Mary Grant and several of her siblings. Their father was Alexander Grant, Lieutenant Governor of Detroit before and after the War of Independence. While in Detroit he built a mansion that was called Grosse Pointe, a name we all can identify with that area. After the War was over, Alexander Grant was given several thousand acres of land grants in Upper Canada and some of those were in the north end of Cramahe Township. When he died in the late 1790's his ten daughters inherited the lots and they were kept as investments, or for speculation, depending on how you want to say it. We see a couple of them in our Land Registry Records for Lots 3 and 4 of Concession 9.

The records for Lots 3 and 4 show that there were several transactions by the Grant family and then on June 1, 1831, George S. Boulton purchased both lots. This name appears on many land records around Northumberland County in the 1830's to 1850's. He was very active in land speculation at a time when the demand was high for the last empty land - but that wasn't the half of it. George S. Boulton owned land in Cobourg, more towards the east side of town. The Burnham's owned land and had many business interests in Cobourg as well, but they tended to be on the west side of the town. Today we can see evidence of their presence in the name Burnham Street on a sign at the westerly Cobourg exchange on the 401. George S. Boulton was involved with many other investors in the abortive railway scheme to build a railway from Cobourg to Harwood on Rice Lake. These fellows would have been considered to be members of "The Family Compact", the elite who ran Upper Canada.

Back to Lot 3, Concession 9, Cramahe Township. On August 13, 1845 George S. Boulton sold 50 acres in the north quarter of Lot 3 to Walter Clark who had recently moved to the area from the U.S.A. Then, on May 4 1848, the same Mr. Boulton sold 75 acres in the west half of Lot 3 to Samuel Whitney who was born in the

The Village of Codrington by Dan Buchanan

U.S.A. but had lived in Prince Edward County and brought his family to Cramahe Township before 1845. Then, on May 4, 1848, George S. Boulton sold 75 acres to George King, described as the south $\frac{3}{4}$ of the east half of Lot 3. This completed the handover of land from absentee owners to people who intended to live on the land, clear the forests and engage in farming.

The Village of Codrington by Dan Buchanan

The Founding of Codrington

The name of “Codrington” was first applied to the village when a post office was established there on May 1, 1856 with George King as the Post Master. This information is provided on page 148 of “Brighton Township”, a book about Brighton Township history by Florence Chatten. It was natural for Mr. King to be named Post Master of the new village since he owned the land on the north side of the village and was a prosperous farmer, well thought of by his neighbours. He also held various positions as Fence Viewer and Inspector of Houses of Public Entertainment.

The Tweedsmuir Histories of Codrington contains the following, written by Miss Nellie Greenly, a former Codrington School Teacher: “Mr. King, an early settler, named the Village after Col. Codrington who was an Englishman and fought in the Crimean War.” The Col. Codrington that is mentioned would likely be the fellow who is written up in Wikipedia as follows:

Sir William John Codrington (1804 – 6 August 1884) was a British general and politician who served in the Crimean War. He was Commander-in-Chief of the Eastern Army after the death of General Simpson from October 1855 until the British Army left the Crimea. His father was Admiral Sir Edward Codrington. He entered the Army in 1821. Before becoming Commander-in-Chief in the Crimea, in 1854-55 he commanded a brigade of the Light Division and later a division. He became Colonel of the 54th Foot and a Lieutenant General in 1856. In politics, Codrington was a Liberal supporter of Viscount Palmerston. He particularly liked his leader's foreign policy. He was in favour of "progressive reform" and "civil and religious liberty", but did not support the secret ballot. He was Member of Parliament for Greenwich between a by-election in February 1857 and 1859. He contested Westminster in 1874 and Lewes in 1880. Codrington was Governor of Gibraltar from 1859 to 1865.

George King appears to have been a rather well read individual, besides being a successful farmer. Anyone who was interested in world events at that time would have read about how Col. Codrington brought common sense and good leadership to the very badly run war in the Crimea. The name he selected may not seem so unusual when we consider that he provided his sons with given names of Isaac Newton, Charles Wellington, David Nelson and George Wesley. People in Codrington in the 1850's were well aware of the wider world.

The Brighton and Seymour Gravel Road was completed through Codrington to Mallory's Corners in 1856, the same year the Post Office was established. The completion of the road would have been hastened by an important development in Codrington. We can see on page 127 of “Brighton Township” the following item from the Brighton Municipal Records: “May 2, 1854: Petition of the Reeve and Municipal Council for assistance in building a bridge across Marsh Creek (Codrington).” A bridge over Marsh Creek on the south side of the Village of Codrington would have been a major undertaking in materials, labour and cost. Larger public facilities like this required direct participation by government at a time when most road building and maintenance was performed by private individuals.

The Village of Codrington by Dan Buchanan

Roads

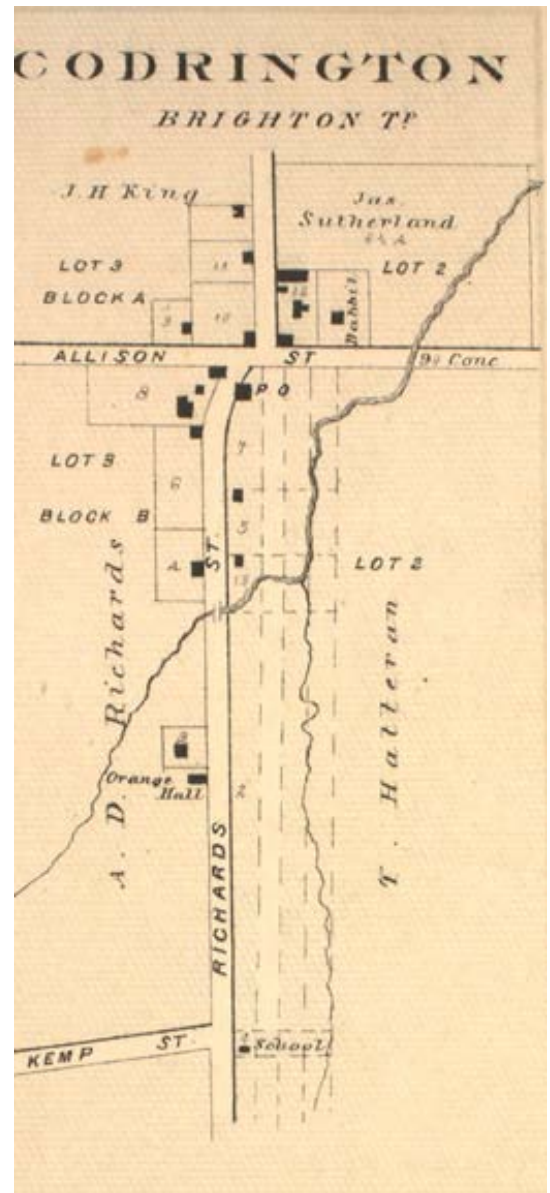
The map of Codrington at right comes from the Beldon County Atlas for Brighton Township and this particular image is available on the County Atlas web site. It shows the position of the village straddling the 9th Concession line, called Allison St. Concession 9 is north of Allison Street and Concession 8 is on the south side. Township Lot 2 is on the east side and Lot 3 is to the west. We can always orient ourselves in time by remembering that it shows the Village of Codrington as it was in 1878 when the Beldon County Atlas was published.

The black squares represent buildings in the village. Well known structures are the Post Office, the Orange Hall and the school beside it as well as the Roman Catholic school south of the village. A cluster of stores and shops and homes hug the corner or Alison Street and Richards Street.

Let's look at the roads. In the earliest years, the most important road was Allison Street which ran east and west through the village. James Allison was a farmer and innkeeper on the south side of Allison Street in Lot 3, west of Richards Street, during the first two decades of the village. Allison Road ran straight up over the very steep hill to the west of the village and continued all the way to The Percy Road. The most westerly section of this road is still in use and is called Dingman Road. Except for a few steep hills this was a good road, on high ground for the most part, and would have provided an important route from The Percy Road over Cramahe Hill down into Cramahe Hollow and then on over to Orser Neighbourhood. This road was open as late as the 1910s' when my grandfather, Lloyd Ames, recalls it still being used.

Allison Street runs east out of Codrington and immediately crosses over Marsh Creek at a place where the creek valley is quite narrow and therefore easier to bridge than the wide expanse of marsh south of the village. The road goes up to the steep hill and turns north to head straight through to Mount Olivet, coming out at the school. Whenever I drive this road nowadays, I can't help but recall Jim Belford's story about he and his chums skating from the Neighbourhood bridge all the way down Marsh Creek to the Codrington Store.

We can see on the map that the road from the north came straight down to meet Allison Street near the rear of the store which is labeled "P.O." here. It was not until 1930 that this changed as suggested by a line from The Tweedsmuir Histories. "The Village pump stood at the crossroads but was filled in and done away with when the road as rebuilt in 1930." Also, in the Tweedsmuir Histories we see "This house was moved into Codrington by Mr. T. Martin who used the lumber to re-build his store after moving it farther west when the new highway was built in 1930." The buildings along the west side of the road were moved and the road was swung west to meet the road from the south in front of the store, thus removing an inconvenient jog in the road. We should



Codrington Village Lots (County Atlas Map, Brighton Township, 1878)

The Village of Codrington by Dan Buchanan

keep this in mind when discussing the location of specific buildings north of Allison Street before or after the road was rebuilt in 1930.

The road from the north into the village is not labeled on this map. Several times in Land Registry Records during the 1870's and into the early 1880's it was called King Street although I have not seen this name used anywhere else. Remarks we find with a Grant in 1875 include "3/8 acre Village Lot 11 West of King St.", then in 1885 we see the same location referred to as "West of The Gravel Road". Maps for Brighton Township refer to the road from Brighton to Campbellford as "The Brighton and Seymour Gravel". In conversation this would be shortened to "The Gravel Road", a name applied to many roads in Ontario that were surfaced with gravel to provide far better service to the community than the rutted, washed out dirt roads of the past. Having said that, we find this comment about The Gravel Road from a traveler in 1872: "The gravel road is particularly rough through the whole of the section of country, being newly graveled and the large stones not removed."

The road through the village south from Allison Street is called Richards Street on this map. In 1870 William A. Richards had purchased 140 acres of Lot 3, Concession 8 which gave him the land on the west side of the village north of Hugh McColl's farm. He sold a few lots along the road during the 1870's and then in 1875 his son, Alfred Dempsey Richards inherited the land on his father's death. Dr. A. D. Richards maintained a medical practice in the Codrington area until his death in 1900. His wife, Lucy Emily Valteau, was a member of the numerous Valteau family of Mount Olivet.

The name "Kemp St." appears on the road that comes from the west and meets Richards St. south of Codrington, across from the Roman Catholic School. Today it is called County Road Number 27 but I knew it as the Morganston Road when I pedaled my bicycle over to the ball park on Fish Hatchery Road. James Carl Kemp purchased Lot 5, Concession 8 from Henry Carl in 1847 and his son Henry Franklin Kemp farmed there until his death in 1886. These families are part of the very large and wide-spread U.E.L. Kemp family that came to Fredericksburgh before 1790 and then settled in Prince Edward County.

Another road that was important in the early years of Codrington was The Town Line which is not shown on this diagram but appears very clearly on the larger County Atlas Map of Brighton Township. It ran north and south just to the east of the village and took its name from the fact it was located on the township line between the old Cramahe and Murray Townships. Before there was a good reliable bridge over Marsh Creek at Codrington, this road would have taken travelers on dry ground east of the village where the road met Allison Street; west a few hundred yards and they were at Codrington. It would also have provided easy access for those who lived in Mount Olivet.

The Village of Codrington by Dan Buchanan

The King Family of Codrington

George King was born near Syracuse, New York in 1811 and was married to Henrietta Jenkins in 1832 in Sophiasburgh Township, Prince Edward County. Her father was William Jenkins who was a shoe maker in the small village of Northport, Sophiasburgh Township. The first five children of George and Henrietta King were born in Northport so we can speculate that their father worked in the village during that time. Northport was a thriving port town in the 1830's where there were several quay's jutting out into the south shore of the Bay of Quinte providing tie-ups for the many lake schooners which carried the commercial goods of the day. We have no records to say so, but it might be likely that George King worked at the port or with a business in the village.

Assessment Records for Cramahe Township in 1844 show that George King and family were living on Lot 2, Concession 9. He had 25 acres under cultivation which suggests that part of the lot had been cleared of trees before he arrived, allowing him to start farming right away. The 1845 Assessment Records show that he had 40 acres under cultivation. That's quite a large increase and it suggests that either the forest was thin in this place, which does not seem likely, or George King could afford to hire a crew of men with a team of oxen to clear a large acreage in one summer. Maybe they worked through the winter. The fact that the same acreage was recorded in 1845 and 1847 may mean the earlier clearance was a one-time event.

In 1846 George King purchased 100 acres in the west half of Lot 2, Concession 9, where he was assessed in 1844. Then in 1848 he purchased 75 acres of the east half of the south $\frac{3}{4}$ of Lot 3, just to the west. The north quarter of this lot was owned by Walter Clark at that time and Lot 4, the next one west, was owned by Samuel Whitney. These 175 acres would make up the King Farm at Codrington for the next several decades.

George King was a good farmer. As early as 1848 he had planted 21 acres of wheat, 5 acres of oats and an acre of potatoes. There were 13 cattle, 2 horse, 23 sheep and 11 hogs on the farm. Just two years later, in the 1850 Census, produce from the farm included 1,800 bushels of wheat, 250 pounds of peas, 10 tons of hay, 80 pounds of maple sugar and 40 yards of wool.

We know from family records that, for a few years in the late 1840's, George King was ill enough to prevent him from working. His two older sons, William Henry and Isaac Newton, performed the farm work and we can see that their father recovered enough for William to head off to Normal School in 1851.

In the late 1850's, George King undertook a building campaign with the purpose of providing good homes for himself and his sons. We find the following in Tweedsmuir Histories of Codrington ("The Village of Codrington", written in 1937 by former Codrington School Teacher Miss Nellie Greenly):

"The Lloyd Ames farm house was the first brick house built in the Village. It is over 100 years old. It was built by Mr. (George) King, Lloyd Ames' (great) Grandfather. Mr. King's son Harrison owned the place later and then Walter Ames bought it. Eldon Robinson was born there on March 12, 1876, and his mother remembers being in it at least 18 years before that. Mr. King Sr. had passed on before Eldon Robinson was born."

The point about " .. over 100 years old .. " is not quite right, if this was written in 1937, but Miss Greenly accurately lists the subsequent occupants of the house that was build before 1858 on the west side of the road north of the Village of Codrington. When George King died in 1873, the land passed to his wife Henrietta. When she died in 1884 it passed to their son James Harrison King who had no offspring. In 1890 Walter Ames from Mount Olivet married Linnie King, daughter of David Nelson King, and purchased the existing King farm north of Codrington. By 1905 Walter Ames would add various sections of property that made up the farm that I knew as a kid until it was sold in 1973.

The Village of Codrington by Dan Buchanan



The Buchanan farm house on the north side of Codrington. George King built the two storey part before 1858 and the single storey extension to the north was added later. Lloyd Ames was born here as well as his daughter Mary who married Charles Buchanan in 1949 after which it was the Buchanan home until 1973.

The 1871 Census for Brighton Township includes a section called “Return of Industrial Establishments”. There is a record showing that David Nelson King operated a “Brick Kiln” employing 6 men and producing 200,000 bricks worth \$1,000. In 1868 David Nelson King had purchased 50 acres of the northwest section of Lot 2, Concession 9 where his brick kiln would appear to have operated. Today this would be part of Ron McGee’s farm south of Goodfellow Road.

The bricks would have been sold to the general public and drawn away in wagons but a significant portion of those bricks were destined for several other houses that George King and his sons would build in or near Codrington. One of the three was David Nelson King’s house which is the McGee house today. Another of the houses may have been built slightly before David Nelson King’s house and that was older brother Isaac Newton King’s house which was built on the east side of King St. slightly south across the road from George Kings’ house. Isaac had purchased the south 50 acres of the west half of Lot 2, Concession 9 from his parents in 1860 and married Abigail Losie in 1863. In 1870 they sold Village Lot 12 located at the south west corner of Allison Street and King Street to James Sutherland who ran a store and various businesses there for many years.

The fourth house build by the King’s may be the smaller house on the west side of the road right south of the King farm. The records are complicated but it appears as if James Harrison King sold $\frac{1}{4}$ acre of land just south of the main King farm to his younger brother Manly Manson King in 1874. The King brothers may have built the small house on the west side of the road which in my day was the home of Carman and Nellie Ruttan. It was on the south edge of the “Cod Field” between our house and the village.

The Village of Codrington by Dan Buchanan

Eldon Robinson mentions this in *The Tweedsmuir Histories* “Then the Nelson King and John Dinner houses were built, also by the Kings. The John Dinner house was later sold to a John Coleman who had a shoe making business. He later sold to John Dinner who turned it into a dwelling. “

Land Registry Records show that Manly M. King took a mortgage on this land but then, in 1875, his wife, Mary Eliza Bush of Morganston, died giving birth to a daughter named Emma. After this we do not see Manly M. King in the Codrington area. Some serious research found him re-married and living in Barrie but the trail goes cold after 1881; he may have gone to the U.S.A. The Court of Chancery dealt with the abandoned mortgage and we see this piece of land briefly coming into the hands of Benjamin Stuart who was a brother of David Stuart who would live in Codrington for many years. A sister of these Stuart brothers was Elizabeth, wife of John Buchanan who was my great-great grandfather.

In 1889 this land was acquired by John Dinner who was a blacksmith. Miss Nellie Greenly comments in 1937 in *The Tweedsmuir Histories* “Mr. John Dinner owned the house now occupied by Mr. Carman Ruttan, with blacksmith shop adjoining, which he operated for years until he retired and moved to Peterborough.”

He also owned Codrington Village Lot 11 which was directly south of the ¼ acre with the house on it. Later yet, in 1948, James H. Ross purchased this property and when he died in 1955 his wife Emma (King) took possession. Their daughter, Nellie Ross, married Carman Ruttan from Wooler and they made their home at this place in Codrington. Mary Ruttan, daughter of Carman and Nellie, often performed the duties of baby sitter for the Buchanan kids just up the road.

The Village of Codrington by Dan Buchanan



Codrington from the Air c. 1958, taken by Charles Buchanan. Looking west up Allison Street across No. 30 Hwy. Rear of Codrington Store is at the bottom, Mildred Simpson's house is across the intersection, Delbert Carr's house is directly across the highway, Maurice Harvey's house and Lloyd Ames' garage and workshop are south of that. Van Blaricom's Post Office is just visible at far lower left. Art Ames' roof is at lower right and Friday Ruttan's house and shed are at far right across the road. Buchanan's "Other Barn" is up Allison Street and Jamieson's farm is at the end of the gravel. Follow Allison Street west up Cramahe Hill and you see it continues on out of site – all the way to The Percy Road.

The Village of Codrington by Dan Buchanan



Codrington from the air c. 1958. Maurice Harvey's house with orange roof at lower left, Lloyd Ames's garage and then house south of there. Ann Anderson's house at lower right with Earl Simpson's garage across the street, complete with gas pumps. Van Blaricom's house and Post Office is at middle hidden by tops of trees and Codrington Store is at left. Allison Street (now Aranda Way) heads east from Codrington with the house build by Stephen Babbitt on the north side west of Marsh Creek which we can see runs behind the buildings on the east side of the village. South part of Mount Olivet can be seen in distance at top left.

The Village of Codrington by Dan Buchanan

Village Lots of Codrington

Following is a lot-by-lot description of the village lots of Codrington as they passed from owner to owner over the years. It is based on the Land Registry Records from the 1850's through to around the 1980's. Anyone who has dealt with Land Registry Records will understand when I say that transcribing all of the Codrington and area index pages was a major undertaking. Not only was the material extensive in scope but the original pages were often very difficult to read and in some cases details such as names and lot numbers are not clear at all. As always, we do the best we can.

Since much of my research deals with family trees in this area, it was easy to link people who owned property in Codrington with people and families recorded in www.treesbydan.com. Interestingly enough, almost all of the names that I came across in Land Registry Records were, in fact, found in my database. Some names motivated further research which I can never resist, no matter where it comes from. In the end, my genealogy and history complemented each other a great deal.

Village Lot 1

The diagram we have of Codrington from the County Atlas Map of 1878 shows that Codrington Village Lot 1 is a small strip of land running east and west on the east side of Richards Street across from the spot where Kemp Street meets Richards Street. It extends east to the creek that crosses the highway a short distance to the south. This is the location of the Roman Catholic School; in the diagram it is simply labeled as "School", as is the larger school across the road closer to Codrington.

Village Lot 2

According to the diagram of Codrington we can see that Lot 2 is the long and thin strip of land located on the east side of Richards Street south of Marsh Creek and extending south to Lot 1 where the Roman Catholic School is located.

Thomas O'Halloran had originally acquired the south part of Lot 2, Concession 8 and he passed it to his son Thomas on his death. The Land Registry Records contain only brief glimpses of what happened regarding the small sliver of land that was part of the larger Township Lot 2 but became Lot 2 and 3 of the Village of Codrington. In 1884 we see a grant for land defined as "Pt. of the Road Allowance between Lots 2 & 3" which was sold by Margaret Ahearn (or Aheran?), a widow, to the Roman Catholic School Board. This may be seen as the land provided for the Roman Catholic School which stood on the east side of the road, across from Richards Road. My records do not have information regarding the identity of the widow Margaret.

In July 1911, there is another record showing that Margaret Nathan (widow), sold part of the road allowance between Lots 2 and 3 to John Dinner. Again, the identity of this Margaret Nathan is not clear; speculation may suggest she was a daughter of Thomas O'Halloran, since this was originally O'Halloran land.

Then, in August 1940, Mary Irene English, as Executrix for the Estate of John Dinner, sold "Road Allowance, Lot 2 & 3" to Howard Ames. This is the small strip of land east of the highway, immediately across the road from the church and school. Howard Ames was a son of Maurice Ames and Alice McColl and he had married Alice Turney in 1931. He was civil engineer and in this capacity spent several years in Persia during WWII working with Imperial Oil Company of Sarnia. Lloyd Ames told me the story many times of how the construction crew building a certain culvert for the new 401 Highway near Colborne were stymied by a particular problem and word went out for Howard Ames. He came by one day and made up some plans, took

The Village of Codrington by Dan Buchanan

his pay and left the crew to complete the job. My grandfather appreciated anyone with that kind of exceptional “builder’s brain”.

In 1955 Howard Ames sold this property to William and Doris Lelliott who had owned the Codrington Store for a time. I recall that this home featured a very lush garden to the south of the house. In 1965 William Lelliott sold to Richard and Violet Souter and retired to Niagara Falls where he died in 1976.

In the 1980’s, Ross Sheppard built a modern home south of the Catholic School.

Village Lot 3

Village Lot 3 is clearly drawn around the school in the County Atlas diagram of Codrington. The time of this diagram was 1878 when the County Atlas was published so we can see that a school existed on this spot before Stephen Ames built the brick school house in 1885. We can see by the placement of the black square representing the school in Lot 3 that the early log or frame school house was positioned back from the road more than the brick building that replaced it. In contrast, the Orange Hall immediately to the south is shown right out at the edge of the road.

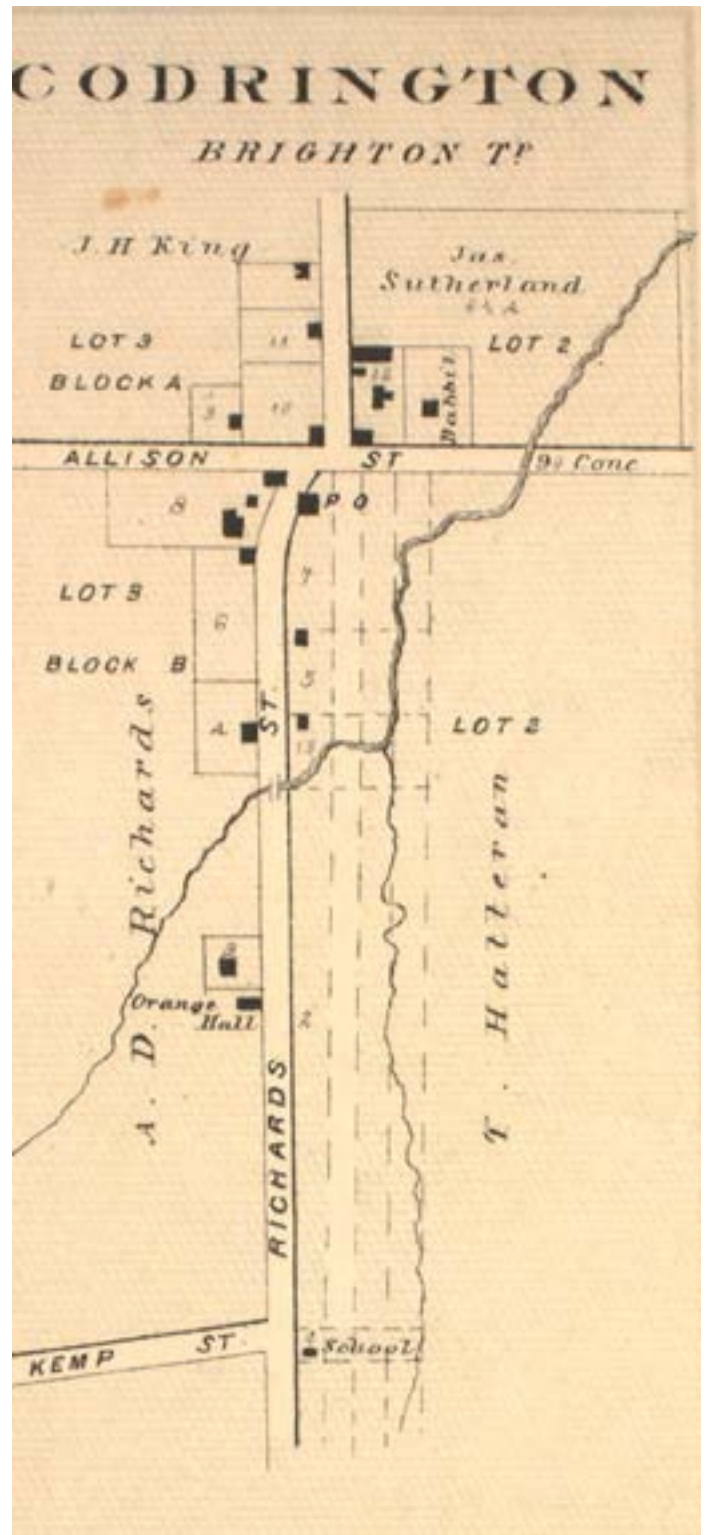
A history of Codrington School is provided in another section of this writing.

Village Lot 4

Codrington Village Lot 4 is on the west side of Richards Street and immediately north of Marsh Creek. It was the property just south of my grandparents place and can also be said to be across the road from the garage.

Land Registry Records show that Peter C. Maybee sold some property to James Allison on August 27, 1860. It was one of several small lots purchased from Peter C. Maybee at this time included the purchasers Stephen Ames, Arthur Kavanaugh and Martin Coulter. The next transaction for Lot 4 is a mortgage which Joseph L. Allison, son of James Allison, took out with Benjamin Ewing for \$200 dated April 25, 1876. The note says specifically “appears to be Lot 4”.

The next transactions regarding Lot 4 include the Will of Joseph L. Allison who died at the age of 26 in 1877. His wife was the former Mary Elizabeth Fraleigh, a daughter of Carlton Fraleigh and Adelia Ann Austin. She would soon marry George Teal and move to Wooler with her daughter and son. Alfred Dempsey



The Village of Codrington by Dan Buchanan

Richards and John A. Robinson are the executors of the will and Lot 4 is mentioned specifically in the note. Next we see a Vesting record by the Court of Chancery where the title for Lot 4 is vested in Joseph Wright. We need to look down the road to the south for information about the likely identity of this Joseph Wright. He was the son of David Wright who had brought his family from England in 1835 to settle on the east side of the spot on Cole Creek (as it was called then) which would become first Newcomb's Mills and later Orland.

On September 25 1879 Lot 4 was then sold by Joseph Wright and wife to Simon Cole for \$130. Simon Cole was, I expect, the Simon B. Cole we see memorialized at McPhail's Cemetery, a son of Richard Cole, who had settled east of Orland in the 1830's. The creek he settled on was named for the Cole family in the early years but later was changed to Cold Creek; the County Atlas Map of Brighton Township which was published in 1878 still shows Cole Creek.

Simon Cole remained unmarried until his early death from consumption in 1884 but on December 6, 1881 he sold Codrington Village Lot 4 to Margaret McKenzie. Records show that Margaret and her husband John McKenzie had no children but lived in Codrington from 1881 through to 1905. In the Tweedsmuir Histories Mr. Eldon Robinson (1953) says "The John MacKenzie house, now owned by Richard Samis, was built about 70 years ago." This suggests that John McKenzie built a house on Lot 4 in 1883. John McKenzie was a son of Jacob McKenzie and Catherina Lovett who raised a large family at Stony Point and moved to the Norham area in the 1860's.

Village Lot 4 is not mentioned in the Land Records again until 1905 when we see that John McKenzie and wife sold the lot to Thomas Ames. This would be Thomas Richardson Ames, a son of James Ames and Mary Richardson who lived at Mount Olivet. Tom had married Nancy Fraleigh, a daughter of Carlton Fraleigh and Adelia Austin who lived just west of the village on Allison Street.

In 1907 Tom Ames sold Lot 4 to Mary Sophia Egan who was the widow of John Egan and a daughter of Obed Simpson and Mary Kemp of Brighton. Their daughter, Minnie, had married George Loomis in 1890 and they lived at Hilton. Mrs. Egan lived on Lot 4 in Codrington Village until 1920 when she sold it to Lois Samis, the widow of Norman Samis and mother of Richard Samis who lived in Codrington for many years.

Then we see in The Tweedsmuir Histories of Codrington that "This house and store in 1923 was where Mrs. Steinburg lived. The store, long since torn down, was where Mrs. Steinburg sold bread and candy and was also Post Mistress. Mrs. Lloyd Ames, nee Louise Haggerty, taught school and boarded here, and this snapshot was provided by her." The picture shows two buildings that were located on the west side of the road just north of Marsh Creek, thus on Village Lot 4. The house on the left is familiar but the barn looks very odd sitting immediately north of the house where, as a kid visiting my grandparents who lived next door, I recall seeing grassy lawn.

Louise Haggerty was from East Camden Township, near the town of Tamworth, daughter of Daniel Haggerty and Mary Elizabeth Smith. Daniel Haggerty's father Daniel had come to the northern concession of East Camden Township from Ballymony, Antrim County, Ireland in 1846. Louise had attended the "Old Newburgh Academy" in Newburgh with her sister Nettie, in 1914 and then went to Normal School. She taught for a term and a half at Young Public School in Ameliasburgh before coming to teach at Codrington Public School in 1923. Lloyd Ames, who lived on the farm north of the village, wasted no time making the young teacher his wife in 1924. They would live on the farm until 1949 when they moved into the house in the village just north of Louise's old boarding place. Their daughter, Mary, married Charles Buchanan and started raising a family on the farm. Lloyd and Louise Ames were my maternal grandparents.

The Village of Codrington by Dan Buchanan

In 1946, Lot 4 was transferred from the widow Lois Samis to her son Richard Samis. When Richard Samis died in 1959, Lot 4 was sold by the executors of his estate to Donald S. and Rita Foster who immediately sold it to Annie A. Anderson, mother of Don Anderson of Orland. Annie was a daughter of William James Wright and Emma Reynolds, part of the Wright's of Orland. Her husband was Robert Wesley Anderson who was a son of Timothy Wesley Anderson and Catherine Sager of Seymour Township.

In 1965, the estate of Annie Anderson sold Lot 4 to Harold and Katherine Sheppard who held it until 1976 when it was sold to Carl A. & Shirley Walt. In 1979 it was sold by the Walt's to Jillian M. Postma who sold it the next year to Pete and Kay Jamieson who moved from their farm west of Codrington.

Village Lot 5

Codrington Village Lot 5 is on the east side of Richards Street, south of the Store and north of the garage. It is the lot where Wilda and Edith Van Blaricom had their small house that served as the Post Office during the years I lived in Codrington. In the Tweedsmuir Histories, Eldon R. Robinson writes in 1953 "Then the Van Blaricom house, where the present post office is, was built by John Coney (Jane McColl's father) about 80 years ago." That would be about 1873.

The first mention of Codrington Village Lot 5 in Land Registry Records is a rather odd Grant which has the Instrument Date of April 9, 1856 and the Registration Date of March 13, 1901. John T. Cooney is the Grantee and the land referred to simply says "1/4 acre". Whatever this means, we can see that John T. Cooney lived on Village Lot 5 from before the 1861 Census when his family appears in Codrington and he is specifically shown to be a Tailor. He was born in Hallowell Township, a son of Adam Cooney and Elizabeth Dorland Lazier.

The next transaction, dated December 27, 1900, is a grant showing that John T. Cooney sold Village Lot 5, East of Richards Street, to Eliza J. Richards. This lady was the eldest child of John T. Cooney and Mary Baker. She had married Alfred D. Richards of Codrington who died in 1900. In 1904 the widow married Hugh McColl who farmed south of Codrington. A son of A. D. Richards and Eliza Jane Cooney was Rev. Raymond T. Richards and a daughter was Mary Lillian Richards who married Joseph A. Carr of Cramahe Township.

Rev. Dr. Raymond T. Richards was a very accomplished minister in the United Church of Canada. His Death Notice, which is found in the Tweedsmuir Histories, includes the following:

"Dr. Richards was born in Codrington, attended model school in Cobourg and taught school for a year before entering Albert College in preparation for the ministry. During this probation he was stationed on the Belmont Mission outside Havelock and then at South Dummer (Westwood). He graduated from Victoria University in 1914 and received the degree of Doctor of Divinity in 1938. After ordination, he served the following charges in the Bay of Quinte Conference: Thornbury, Castleton, Cavan, Mark Street, Peterborough, Port Perry and Grace Church, Napanee, leaving the latter church for Centennial, London."

In 1903 Eliza Jane Richards sold Lot 5 to Alice and Margaret Delaney and then we see in 1909 that Alice Delaney and Sarah M. Delaney sold it to Margaret A. Clark, a widow. The Delaney women involved here would be the daughters of Andrew Delaney who farmed to the east of Codrington and they were also sisters to Mary Eliza Delaney, wife of John Dusenbury who farmed west of Codrington and was the brother of Ben Dusenbury, longtime resident of Codrington on Lot 8 across from The Store.

Margaret A. Clark would be Margaret Ann (Valleau) Clark, widow of Walter Riley Clark and daughter of William Andrew Valleau and Maria Wannamaker of Mount Olivet. Mrs. Clark held Lot 5 until she sold it to George F. Seguire in 1919. George Seguire was a grandson of John Batiste Seguire who was born in Quebec

The Village of Codrington by Dan Buchanan

and appears in Percy Township around 1850 when he married Huldah Sophia Merriam, daughter of James Johnson Merriam who came to the area as early as 1796 as a United Empire Loyalist, being involved in the original surveying of Percy Township.

In 1922 George Seguire sold Codrington Village Lot 5 to Alciberis Van Blaricom and it would be in the Van Blaricom family until the estate of Wilda Van Blaricom sold it to Arlie and Lillian Stickle in 1981. Alciberis Van Blaricom grew up on Cramahe Hill, a son of Foster Van Blaricom and Rosanna Secord. Foster was one of several sons of David Van Blaricom and Sally Giles who moved as young men from Sophiasburgh Township to the townships north of the lake. Foster settled in Cramahe, his brother Giles settled in Percy and brothers William John and Francis lived in Sidney Township. The original settler of this family was David's father, Abraham Van Blaricom who was born in Bergen County, New Jersey and came to Sophiasburgh as a United Empire Loyalist in the 1790's.

A fond memory for me growing up in the village in the 1950's and 1960's was the house directly across from my grandparent's house where Wilda and Edith Van Blaricom lived and ran the Post Office. Many times I raced my bike down the road to "Wilda and Edith's" to be first in the family to pick up the National Geographic or Life Magazine, along with the more routine Trentonian. They were very kind elderly ladies who had lots of cats and always liked to visit with anyone who came in for their mail.

Alciberis Van Blaricom married Rosella Ann Robinson, a daughter of John Robinson of Codrington, in 1887 and in 1893 they purchased land immediately on the west side of Codrington from A. D. Richards. The Tweedsmuir Histories includes a line from Eldon Robinson's writings: "The A. D. Richards place now owned by Oscar Van Blaricom was a long frame house."

As we have seen, Alciberis Van Blaricom purchased Codrington Village Lot 5 in 1922 and then after he died in 1945 the property passed on to his children with daughters Edith and Wilda living there and operating the post office during the 1950's and 1960's. In 1981, Lot 5 was sold by the Estate of Wilda Van Blaricom to Arlie and Lillian Stickle. In the year 2005 the house where Wilda and Edith had lived and operated the post office burned to the ground and a modern house has been built on the lot somewhat further back from the road.

Village Lot 6

The first appearance of Lot 6 in the Land Registry Records is when Peter C. Maybee sold ½ acre in Village Lot 6, Block B to Stephen Ames on January 1, 1861. Peter C. Maybee had considerable land holdings in the area and had married his second wife, Mary Lord Simpson, in 1860 only to pass away at the age of 56 in 1866. He had purchased the north half of Lot 3 from William Trumpour in 1855 and sold other small parts at the north end of the lot to James Allison, Arthur Kavanaugh and Martin Coulter.

This Peter C. Maybee should not be confused with Peter Maybee who lived at Mount Olivet and is related to the Ames family through the marriage of George Ames, brother of Stephen, to his daughter Catherine Maybee. The two Maybee families are not connected as far as current research can determine.

Stephen Ames was a well known carpenter and builder who lived at Mount Olivet. He did not keep Lot 6 in Codrington for very long, selling it to Martin Coulter on November 18, 1861.

In 1878 John Moran sold Codrington Village Lot 6 to Mary Murphy for \$1.00 and Natural Love. Mary Murphy was the first child of John Moran and Catherine O'Halloran. She had married a Mr. Murphy and when he died the family moved to Campbellford where the kids worked at the woolen mill. When she died in 1931, one of her

The Village of Codrington by Dan Buchanan

sons, Frank E. Murphy, was living in Fort Scott, Kansas but came back home to be the informant for his mother's Death Registration in Kingston.

Eldon Robinson writes “.. Mr. Moran (Will Moran's grandfather) bought this store and his widowed daughter, Mrs. Murphy, lived in the house for several years. She rented the store to different ones, Tom Kemp being one.” The next mention of Lot 6 in the Land Registry Records is dated April 18, 1888 when the widow Mary Murphy sold it to her brother, John Moran, Jr. for \$450. John Moran, Jr. quickly sold it to Amelia Wragg for the same \$450, dated September 8, 1888. Amelia Wragg, ne Stuart, was the wife of Thomas Busby Wragg, Jr. who, along with his father, Thomas Busby Wragg, Sr., were very active in real estate and mortgages in the area.

Thomas and Amelia Wragg lived in Belleville by this time but they were closely connected to Codrington and area. Amelia Stuart was the daughter of William Stuart and Mary Ann Hart who immigrated to Canada in 1860 from Leitrim Co., Ireland. They settled east of Trenton and when William died in 1864 moved to Carry Place where Mary Stuart operated a store. The Thomas Busby Wragg family lived in Carry Place as well; Amelia and Thomas, Jr. were married in 1873.

In 1881 Thomas and Amelia Wragg had sold the east ½ 100 acres of Lot 2, Concession 9 to David Stuart, Amelia's youngest brother. Dave Stuart married Abbie Valleau of Mount Olivet and they were well known residents of Codrington for many years, building a house at the south end of their 100 acres, just across the Marsh Creek from the main part of Codrington. Another connection, and this one closer to my Buchanan roots, is that Elizabeth Stuart, an older sister of Amelia (Stuart) Wragg, married John Buchanan, also of Carrying Place, and this couple are my great grandparents, through their son William Busby Buchanan and my dad, Charles Buchanan.

Village Lot 6 would pass from the Wragg's to Charity Montgomery in 1893. She was a daughter of Benjamin Crouter and had married George Montgomery of the Hilton area. In 1900 the Montgomery's sold Lot 6 to Robert Foster who was a blacksmith near Wooler. His wife was Sylvia Jane Gainforth, a daughter of Thomas Gainforth and Eliza Haskins. In 1903 the Fosters sold Lot 6 to Adeline Bell, a spinster, who held the lot until 1912 when she sold it to William L. Clark.

Aunt Addie Bell was a fixture in the Walter Ames family during the years that my grandfather, Lloyd Ames was a young child. She is shown with the family on the farm north of the village in the 1901 and 1911 Census. She is called “Aunt” because she was a sister to Priscilla Bell, wife of Frederick Pickle. These two were the parents of Martha Pickle who married David Nelson King, parents of Linnie King. Aunt Addie Bell died in 1925 and her Death Registration shows that she was a “Grand Aunt” to Mrs. Walter Ames. This information helped identify a picture of Aunt Addie which was found in the King/Ames photo records.

William L. Clark was a brother of Aaron Clark who owned Codrington Village Lot 7, The Store, from 1907 to 1911 and sold to Mowat Austin. William L. Clark purchased Lot 6 in June 1912 and in September 1914 he sold the south part of the lot to Ralph Ames. Then in 1916 he sold the north part of the lot to Thomas R. Ames. This is where this property, where my grandparents lived, came into the Ames family. Brothers Ralph and Maurice Ames, sons of master builder Stephen Ames of Mount Olivet, carried on their father's trade well into the 1900's all around the Codrington and Mount Olivet area. Their services were in demand for building houses and barns and other buildings much father afield than just their home villages. My grandfather, Lloyd Ames was a nephew and he learned the trade of carpentry and what we would call engineering from these two men.

Ralph Ames had married Ida May Valleau in 1889. She was the youngest child of William Andrew Valleau and Maria Wannamaker who had moved their family from Hillier Township to Percy Township in the 1850's and

The Village of Codrington by Dan Buchanan

then over to Brighton Township where they farmed on Lot 4, Concession 10, west of the Clark's who were themselves on the west side of the Brighton & Seymour Gravel Road.

Thomas Richardson Ames was a brother of Stephen Ames and therefore an uncle of Ralph and Maurice Ames. He was 71 years of age when he purchased the lot in Codrington, having farmed the Ames homestead in Mount Olivet at Concession 7, Lot 33 and then west of Morganston for a time before acquiring 40 acres north of the Houlihan farm to the west of Codrington. Tom Ames had married Nancy Fraleigh, a daughter of Carlton Fraleigh and Adelia Austin who lived on Allison Street in Codrington. This Fraleigh family (some of his siblings used the surname spelling Fralick) was part of a large United Empire Loyalist family that had settled in Prince Edward County.

Carlton Fraleigh had found his way to the Hilton area in the 1840's and married Adelia Austin, a relative of the Austin's of Wooler as well as Mowat Austin who owned Codrington Store for a time. They lived at Mount Olivet from 1850 to 1859 and then lived near Orland until they purchased the south half of Lot 4, Concession 9, Brighton Township, just west of Codrington, in 1873 from William Stirling who had purchased it from John Garnett in 1867. Carlton Fraleigh sold the property to George Herrington in 1878 and we find them living west of Hilton from that time into the 1890's.

Carlton Fraleigh lived at Codrington for less than a decade but his family was tightly woven into the community, not only due to their ancestry, but also due to the marriage connections their children made with other families in the area. Maria Fraleigh married Monroe S. Gould of Salem. Mary Fraleigh married Joseph L. Allison who operated a hotel and general merchandizing business on Allison Street in Codrington until he died in 1877 after which Mary married George Teal and lived around Wooler and then Grafton. Sisters Emma and Lillie Fraleigh married brothers James and William Morgan of Morganston. Jessie Fraleigh married Arthur Fox.

The youngest of the Fraleigh kids was Ben, named Benjamin Carlton Fraleigh, the only male child out of fourteen kids to survive. In 1898 he married Amelia Anne Buchanan, a daughter of John Buchanan and Elisabeth Stuart and therefore an aunt of my dad, Charles Buchanan. At the time of their marriage, the Buchanan family had recently moved to "The Dingman Farm" south of Norham but the Fraleigh's still lived near the Stone School east of Hilton where both families had lived since the 1870's. Ben and Amelia Fraleigh had three sons in Ontario before leaving in 1905 to settle in Saskatchewan where the family was completed with two more sons and two daughters. Ben and Amelia died in Surrey, British Columbia.

Thomas R. Ames sold the south part of Lot 6 to Albert E. Janeway & Robert A. Kenney in 1919 and they in turn sold it to Eliza J. McColl in 1920. This would be Eliza Jane (Richards, Cooney) McColl who was the daughter of John Cooney, the longtime resident of Lot 5, across the street from Lot 6. Jane McColl held this part of Lot 6 until 1926 when she sold it to Maurice Ames, brother of Ralph Ames. Maurice Ames had married Alice Gertrude McColl, a daughter of Hugh McColl and Iona Scott and Eliza Jane McColl's step-daughter. A brother of Gertrude's, Samuel McColl had married a cousin of Maurice Ames, Ethel Maud Ames, daughter of Tom Ames and Nancy Fraleigh.

Maurice Ames died in 1941 and the south part of Codrington Village Lot 6 was passed to his wife Alice Gertrude (McColl) Ames. Then in 1949 Mrs. Ames sold this property to Louise Ames, the wife of Lloyd Ames. Their daughter, Mary, had just married Charles Buchanan and the young couple were to live on the farm north of the village while her parents would move into the house in the village. Lloyd Ames had helped his uncle Maurice build the house but it was not complete when they needed to move in so the apprentice was able to carry on the work of his mentor in a most practical and useful way.

The Village of Codrington by Dan Buchanan

The stucco house with the glassed-in veranda and the large garage across the lawn to the north was always known to me as the home of my grandparents. Maurice Harvey lived to the north and the Van Blaricom sisters lived across the street. Grandfather always had lush gardens behind the house stretching the whole length of the property. Later, when his legs weren't so good, some of the garden became lawn. To ease the burden, he purchased a riding mower, remodeled the steering to his high standards, and could be seen many summer evenings piloting his favourite toy around the yard. In 1973 the farm was sold and he obtained many of the tools for his own shop which was always a fascinating place for anyone interested in building and fixing.

Another interesting building on this lot was the garage that sat in between the two larger houses of Lloyd Ames and Maurice Harvey. It has been said that his building was the first auto service station between Campbellford and Brighton. I don't know about that but it was built on the model of gas stations I have seen. The cement slabs our front attest to the presence of gas pumps at one time in history.

Lloyd Ames used this building as a place to park his beloved Willies Jeep. On our farm we never had half ton trucks. Instead, we always had a Willies Jeep to do the rough work in the fields and woods of the farm. Grandfather had acquired his first war surplus Jeep soon after the War with the idea of using it for deer hunting in the fall but it proved so useful around the farm that it became a fixture parked beside the gas pumps at the north end of the farm house or out in the field – wherever the men were working. I especially recall going to pick up newborn calves with the jeep. We would drive out onto the field and I would distract the agitated cow while grandfather lifted the calf into the rear part of the jeep and tied it in. The mother would follow the calf all the way to the barn.

Besides serving as a parking space, the garage was a workshop for a master carpenter and general fixer and builder. In his later years, Lloyd Ames built items like lawn chairs, flower hangers and bird feeders as well as carrying on a knife sharpening business. I always marveled at the drawers full of tools and all the items hanging from nails on the wall. There were also many glass jars screwed upside down into their lids which were fastened to the underside of a shelf. Each jar held a slightly different screw or nut or bolt – anything one might need in a pinch. He had a full forge and a scrap iron pile and used lumber collection. He had pretty much anything he needed to fix or build what he wanted. One time he “assisted” me in building a waterbed frame which I used for many years.

As for the north part of Lot 6, Maurice Ames had purchased that property from his brother Ralph Ames who moved to Bowmanville in 1924. In November of 1926 he sold it to James and Bessie Hardy and in 1928 they sold it to Robert and Eva Ryckman. In 1946, the widow Eva Ryckman sold the property to Maurice and Tina Harvey. Maurice Harvey was born in Devon, England and had come to Canada as a child. In 1940 he married Tryphena (Tina) ? of Hamilton and in 1946 they moved their young family to Codrington. Their eldest daughter, Tina, married Harry Carr and their youngest child, the only boy, Bill, married Betty Ann McMann and eventually would carry on a furniture business in the Orland Mill.

In 1973 the Harvey's sold the north part of Lot 6 to Lorne Cole who moved from the Cole homestead leaving his son Glen to live on the family farm and carry on with the meat business on the New Wooler Road across from Wes Down's farm. Lorne Cole was a son of Clarence David Cole and Emma Gainforth and was a descendant of Richard Cole who settled east of Orland in the early 1830's. His wife, Ethel Flindall, was a descendant of John Morris Flindall who brought his trade as a printer with him from England in 1816 and settled at the south end of Murray Township near Carrying Place.

Through the 1980's, a foot path was worn across the garden to The Cole Bin which was located in the front part of the barn behind the Cole home. Lorne had cleaned up the old honey barn and installed a gigantic billiards table complete with wall racks for the cues and some comfortable chairs with a good view of the action. The

The Village of Codrington by Dan Buchanan

regulars at The Cole Bin were neighbours Lloyd Ames and Friday Ruttan and the fourth pool cue was taken up by different fellows in the area who wanted to join the fun. Many enjoyable hours were spent bragging about that last shot or, more likely, something wonderful about their kids or grandchildren. They played a lot of pool, reminisced a good deal – but mainly just relaxed. It was a great club for the elder statesmen of Codrington.

The Village of Codrington by Dan Buchanan

Village Lot 7

Codrington Village Lot 7 is located on the east side of the road just south of Allison Street. It includes the most well known building in the village, The Codrington Store, which is on the north end of the lot. A history of The Store can be found in another section of this writing.

Village Lot 8

Codrington Village Lot 8 occupies the south west corner of Allison and Richards Streets. During my time in Codrington, during the 1950's and 1960's, there was one house on this lot, right near the highway, beside Maurice Harvey's house. This brick house was occupied for many years by Ben Dusenbury and routinely referred to as "The Dusenbury House". Delbert Carr lived there in later years.

In modern times this was the only building on this lot but early on there were several others. We need to remember that in 1930 the road was changed significantly resulting in a chunk of the very north east corner of Lot 8 being taken over by the new highway and the expanded intersection with Allison Road. If we look at the Codrington map in the County Atlas on 1878 we can see that before the 1930 change there were buildings out at the very point of the lot, right in the middle of the current highway.

Looking back into the 1850's and 1860's, when Codrington was developing into an important commercial centre for the area, we can expect that Village Lot 8 was prime property for merchants and tradesmen who wanted to take advantage of the increasing traffic converging at this intersection. On the north side of the intersection, James Sutherland, John Robinson and others set up businesses that prospered for a time. The south west side of the intersection was similar but had the added advantage of The Store across the road to the east.

Codrington Village Lot 8 is not mentioned specifically in Land Registry Records until 1871 when Lyman Heaton sold it to Robert Rose. However, we can trace the buyers and sellers back to a transaction in 1864 when Peter C. Maybee sold ½ acre to Charles B. Kemp who was a farmer west of Codrington. Peter C. Maybee owned the north half of Lot 3 and for several years in the late 1850's and early 1860's he sold various small properties to different individuals, most of them along the south side of Allison Street. Henry Dunning and Daniel Pray were both wheelwrights (per 1848 Census) when both men appear in the 1861 Census at this place. Their neighbour, George King who owned Lot 3 of Concession 9, was immediately north.

Charles B. Kemp lived just to the west of the village on Lot 5, Concession 8 and was involved in many land transactions in the area around this time. His father, James Carl Kemp had moved his family from Ameliasburgh to Cramahe Hollow in 1847 where the family prospered and grew. The small ½ acre property in Codrington was only held by the Kemp's for two years and then it was sold to William John Newman, a son of Samuel Newman of Castleton. The Newman's farmed near Castleton and owned the General Store at the four corners of Castleton for many years. However, this purchase in Codrington was short lived as William John Newman sold the property to Simon Gabriel Dalmas only a year later in 1867.

Simon Dalmas had been born in the area and had just married Sarah Wright, a daughter of John Wright of Newcomb's Mills. He apparently wasn't interested in the N.E. corner ½ acre in Codrington because he sold it the next year to Lyman Heaton who moved his family from Hallowell Township and appears in the April 1871 Census in Codrington as a wagon maker. This enterprise did not last long because in November 1871 he sold the ½ acre property to Robert Rose, a blacksmith, who also purchased ½ acre of Block B from William A. Richards. In 1874 Robert Rose & wife sold ½ acres of Lot 8, Block B to John Curtis of Percy Township and then in 1880 his son, Ransome Curtis acquired the property under Power of Sale. In 1884 Ransome Curtis & wife sold ½ acre of Lot 8, Block B to James Tate.

The Village of Codrington by Dan Buchanan

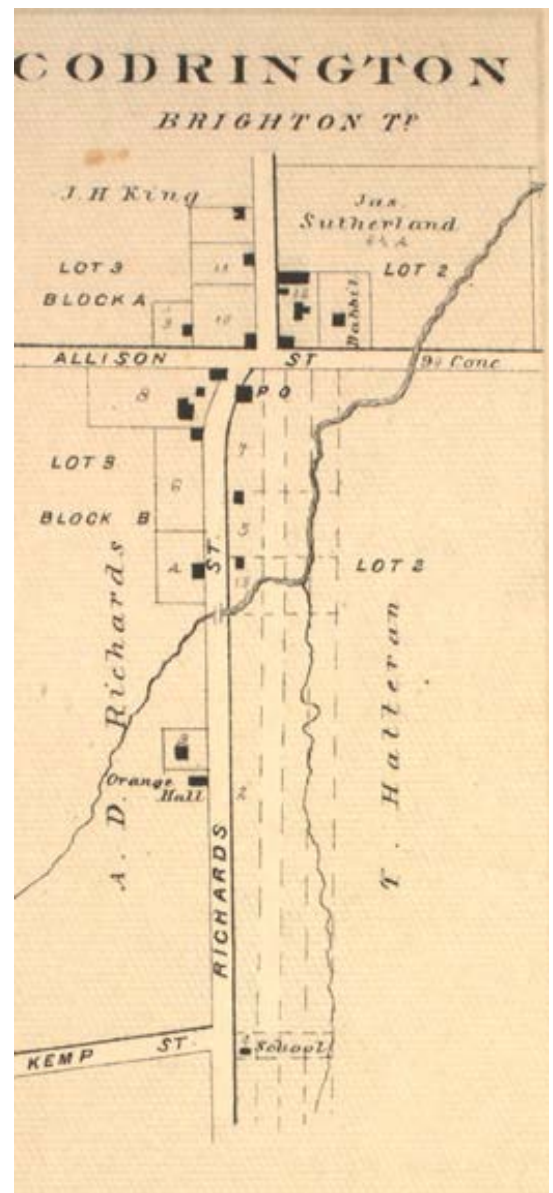
This property was mentioned by Eldon Robinson in the Tweedsmuir Histories as follows: “Then the Ben Dusenbury house was built and taken over by the Tate Bros. They rented it to Napoleon Marsh. Mr. Marsh married one of the Tate girls. He had a blacksmith shop directly opposite the present store.” The Tate brothers mentioned here were James and Henry Tate who lived in Mount Olivet, just east and north of Codrington on Lot 35, Concession 7. Their father, Hugh Tate, had settled on this lot in the 1850’s and raised a large family. He died in 1878 and the unmarried sons, James, Henry and Andrew carried on farming on the family homestead.

The oldest Tate son, John, married and moved to Murray Township. A daughter of Hugh Tate, Mary Teresa Tate, married Napoleon Marsh who was part of the large United Empire Loyalist Marsh family of Prince Edward County. Napoleon and Mary Marsh lived in the house on Codrington Village Lot 8 for about a decade while he worked as a blacksmith. They were involved in other land transactions regarding Village Lot 13 and Block B during the 1880’s. A daughter, Mary Anne Marsh, was born in 1880 but is not with her parents by the 1891 Census. Napoleon Marsh died and his wife does not appear in Codrington thereafter. Young Mary was raised by her Tate uncles at Mount Olivet and eventually married William Jerome St. Hilaire.

Throughout the material that has been written about Codrington, the house across from The Store is commonly known as the Ben Dusenbury place. That tradition started in November of 1902 when Francis Benjamin Dusenbury purchased Codrington Village Lot 8, Block B, from James Tate. Ben Dusenbury was the son of John James Dusenbury and Mary Coffee who lived and farmed on Lot 7, Concession 8, Brighton Twp, west of Codrington and south of the Morganston Road. This family is part of a large clan of Dusenbury’s that began when John Dusenbury, born in 1753 in Dutchess County, New York, came to Upper Canada as a United Empire Loyalist, settling in Ernestown Township, Lennox & Addington County. John Garnett Dusenbury, an older brother of Ben’s was a fourth generation to carry the name John Dusenbury.

Ben Dusenbury married Mary Louise Morgan, a daughter of James Morgan and Catherine Baker, part of the Morganston Morgan’s. Here we see one of the common situations of the time where two siblings of one family married two siblings of a neighbouring family. Ben’s sister Rose married Mary’s brother Richard Henry Morgan and they lived near the community of Carman, east of Hilton. Ben and Mary did not have any children but Ben carried on a farm machinery business from his home in Codrington from around 1906 until his death in 1926. In fact, his Death Registration specifically says that he was an “Agent, Farm Machinery” for 20 years. We can see evidence of this on one of the pictures we have of Codrington around 1912 when the pump still stands in the middle of the intersection and large rolls of fence wire can be seen on the ground in front of Ben Dusenbury’s place.

The farm machinery business carried on by Ben Dusenbury would have been complemented by the general merchandise



The Village of Codrington by Dan Buchanan

business at the Store across the road where Aaron Clark and then Mowat Austin were proprietors. Across Allison Street was Thomas Martin, a carriage make and across the corner was James Sutherland and a bit east Frank Pearson was a merchant for a time, as well as Dave Stuart who is also shown to be an agent for farm machinery. Up King Street were blacksmiths John Dinner and William Usher. Codrington was a very busy place in those days.

There is a family connection with the Dusenbury clan that is important in my family tree. In 1912 Reva Dusenbury married Vern Ames. Reva was a daughter of John Garnett Dusenbury and Mary Eliza Delaney which would make her a niece of Ben Dusenbury. Vern was an older brother of my grandfather, Lloyd Ames which means that he grew up on the farm on the north side of Codrington. Vern and Reva moved to Hamilton where Vern had a distinguished career as a high school teacher, principal and educator.

Ben Dusenbury died in 1926 but there are no transactions for Codrington Village Lot 8 until 1939 when his widow died and the Estate of Ben Dusenbury sold the lot to Frank and Patrick McGuire. These two were brothers, the two youngest children of Patrick and Rosa McGuire who had lived on Lot 32, Concession 6, a short distance to the south east of Codrington. The McGuire's were in the south half of the lot and Thomas Gilbride was in the north half, bordering on the south of the Ames farm in Mount Olivet.

Patrick and Rosa McGuire had lived in Haldimand Township for a time after coming from Ireland and that is where the older children were born before they appear in Brighton Township for the 1861 Census. With a family of nine children one might think it would be easy to find marriage connections with other families in the area – not so! At this point, no marriages have been found for the McGuire family, although we do see census records right through from 1861 to 1911 where the children are shown to be single. Frank McGuire and his brother Patrick are shown with their sister Jennie in the 1911 Census, appearing on the page right beside James Tate. Two of the McGuire children, John and Mary Ann, are buried in the Roman Catholic Cemetery on the Old Wooler Road along with their parents Patrick McGuire and Rose Lillie.

How do we make a connection to others in the area? We find that Catherine Lillie married Thomas Gilbride and, while confirmation is outstanding, we can expect that the two Lillie girls might be sisters. If this is so, then there are connections a-plenty. The Gilbride kids married into local families we know very well – Grosjean, Moran, Cowan and Tate.

In 1952 Frank McGuire sold to James Ingram and he quickly sold to Dennis R. & William L. O'Halloran who were sons of Michael J. O'Halloran, owner of Township Lot 2 on the south east side of Codrington. William L. O'Halloran died in 1963 and his wife, Phyllis, sold their share of Lot 8 to Dennis O'Halloran. In 1969 Dennis O'Halloran sold Lot 8 to Delbert Carr and that's who I recall living in the brick house across from the store. In 1982, Delbert Carr & wife sold Lot 8 to Albert & Sandra J. St. Pierre.

Village Lot 9

James Sutherland came to Canada in 1867 from Sutherlandshire, Scotland with his widowed mother, Margaret, his brother William and sisters Marion and Mary. He purchased Codrington Village Lot 9 in 1868 from George King. This ¼ acre village lot was on the north side of Allison Street, the second lot west of King Street. James Sutherland purchased Lot 12, on the north east corner of King and Allison Streets and he may have leased Lot 9 to Lorenzo Gould who is shown in the 1871 Census to be a wagon maker living at Lot 3, Concession 9 of Brighton Township. This is not certain because leases very seldom are recorded in the Land Registry Records, but we might assume it based on several supporting facts, namely that he is shown on ¼ acre, the exact size of Lot 9, and he is listed right beside James Sutherland on the Census page.

The Village of Codrington by Dan Buchanan

In 1878 Lot 9 was sold to Wilson C. Stapleton who had recently married James Sutherland's sister Marion. He immediately sold the lot to John Ames and he sold it the next year to Julia Martin, the wife of Thomas Martin. The name of Tom Martin is well known in these parts and we see the names of both he and his wife many times in the records and stories of Codrington from the 1880's into the early 1940's. Julia Tripp, who had married Tom Martin in 1878, was a daughter of James Tripp and Eliza Ann Dingman of Percy Township. She was a sister of Emma Jane Tripp, wife of John Dinner, who as a blacksmith living on Codrington Village Lot 11 from 1897 to 1936.

Tom Martin was a carriage maker, a fact that is mentioned in the Census records of 1901 and 1911 as well as in many accounts of Codrington history. Eldon Robinson recounted in the Tweedsmuir Histories that "At one time there were three general stores in Codrington. Mr. Wm. McCarthy had one on the corner of the present Frank McGuire place. It was a large frame building. Then Mr. McCarthy built a small store on the north west corner and the one he moved from was turned into a carriage and paint shop by Tom Martin."

Frank McGuire had purchased the Ben Dusenbury place in 1939, which was on the south west corner. Mr. McCarthy is said to have built a store across the street to the north, which is Village Lot 10. Tom Martin had lived on Village Lot 9, the second lot to the west of the intersection on the north side of Allison Street, since the 1880's. He and wife Julia had been joint owners of both Village Lot 9 and 10 until she died in 1913 and then he and his second wife, Robina, were involved with a legal proceeding that eventually confirmed his children as owners.

In 1943 the Martin's sold Codrington Village Lots 9 and 10 to Earl Simpson who also acquired Lot 13 where he carried on the garage business until he died in 1955. Mildred, his wife, was a daughter of Hiram Curtis and Ethel Blair of Percy Township. She was a teacher who taught at Codrington Public School from 1952 to 1959. I always considered myself lucky to have taken my first years of public school with a teacher as experienced and well-liked as Mrs. Simpson.

Mildred Simpson obtained Codrington Village Lots 9 and 10 from her husband's estate in 1956 and then in 1966 she sold them to Joe and Shirley Caume.

Village Lot 10

Village Lot 10 is on the north west corner of the main intersection in Codrington. That means it is north of Allison Street and West of King Street. When I was a kid there was a fairly modern house there where Mildred Simpson lived after her husband, Earl died in 1955. Of course, we need to remember that this lot would have been most affected by the change in the road through the village in 1930. Land was sliced off the south east corner of the lot to make way for the road. Buildings were torn down or moved to make it happen.

The first mention of Codrington Village Lot 10 in the Land Registry Records appears in 1863 when George King, who held Lot 3, Concession 9, sold an 810 rod section of the south east corner of Lot 3 to Arthur Kavanaugh. The description says "Vil. Lot 10 810 rods pt. of s. pt.". Census records show that Arthur Kavanaugh, Sr. and son Bartholemew were both blacksmiths and it appears that they practiced their trade at Lot 10 through to 1882 when Bartholemew and Thomas Kavanaugh sold Lot 10 to William J. Black. Village Lot 10 was in the hands of William J. Black for fifteen years until 1897 when his estate sold it to Julia Martin, wife of Thomas Martin who already owned Lot 9. From that time, these two Village Lots would be together as one property. During the time that William Black owned Lot 10, he appears to have been an absentee owner as that property was used by various people for stores and shops over the years. Mr. McCarthy is said to have built a store on Village Lot 10.

The Village of Codrington by Dan Buchanan

Village Lot 11

The earliest mention of Codrington Village Lot 11 in Land Registry Records is in 1865 when Joseph Allison sold it to William Kilbank at which time it is described as “3/8 acres, west of King St.”. The Kilbanks had come from England in 1856 and settled in Murray Township near Frankford. William’s brother, Thomas Kilbank, would live and farm there along with several other siblings. William Kilbank and his wife took a mortgage on Codrington Lot 11 in 1870 but then, in 1875, we see that the mortgage company sold the land to Martha J. Ames, wife of John Ames. William Kilbank moved to Medonte Township, Simcoe County where the 1881 Census shows him to be a “Cabinet Maker”.

In 1880, John and Martha Ames sold Village Lot 11 to James Edgecomb who held it only until 1884 when he sold it to Ellen (Ames) Robinson. Her husband, John Robinson, carried on business at this place as a carpenter until 1897 when the property was sold to John Dinner. Working as a blacksmith, John Dinner combined Lot 11 with the small property to the north of Lot 11, which he had acquired in 1889, to provide blacksmith services to the community. The north section of John Dinner’s property contained the brick house that George King had built for his youngest son Manly M. King.

The name John Dinner was very commonly heard in my household and now that I see that he lived in Codrington for 46 years, and was in fact a neighbour of the Ames family, it’s not difficult to understand why. My grandfather, Lloyd Ames grew up on the farm beside the Dinner home and became a young man knowing John Dinner as the hard working and honest blacksmith.

John Dinner’s first wife was Emma Jane Tripp, daughter of James Tripp and Eliza Ann Dingman. She was also a sister of Julia Tripp who was the first wife of Tom Martin. His second wife was Ella Herrington, daughter of Levi Herrington and Mary Jane McArthur. Nellie Greenley, in the Tweedsmuir Histories, says that when he retired he moved to Peterborough; he died in 1936 and was buried in McPhail’s Cemetery along with his wives. John and Ella Dinner had one daughter, named Mary, who would marry Charles English. Their son Everett, of Peterborough, worked on the Ames farm for several summers during the 1940’s.

In 1935 John Dinner retired and sold Lot 11 to Jessie M. Fowler who was the widow of Walter Fowler. She lived there until 1948 when she sold it to James H. Ross. The Ross family is well known in the Codrington area. James Henry Ross’ parents, Charles Ross and Margaret McDonald, were immigrants from Scotland in 1832 and they had settled on Concession 10, Lot 9, north of Codrington. James Henry Ross’s first wife was Martha Irene Valleau, a daughter of Jesse Potter Valleau and Almira Huff. In 1911 Irene died and in 1913 James married Emma King, the only child of Manly Manson King and Mary Bush.

The story around Emma King is difficult to determine, exactly, but we know that Manly King, youngest son of George King of Codrington, married Mary Bush of Castleton in January of 1875, with the daughter, Emma, born in December. The mother, Mary, died in July of the next year and we do not see evidence of her father, Manley King, in the Codrington area thereafter. It’s interesting to note that the brick house where Nellie and Friday Ruttan would live, is not actually in Village Lot 11. This house was originally built by George King on a small slice of his field just north of Lot 11. He built it for his youngest son Manley before tragedy overtook his family and he left the area. Research shows that Manley King married in 1877 in Barrie, Ontario but the record goes cold after that.

The child Emma King lived for a time with her grandparents, John and Abigail Bush near Castleton and then later, probably to attend school, we see her living on the King farm in Codrington. Therefore, she was in the immediate community when recently widowed James H. Ross was looking for a mother for his six children. In 1917 James and Emma had their only child when daughter Nellie was born. James H. Ross died in 1955 and his

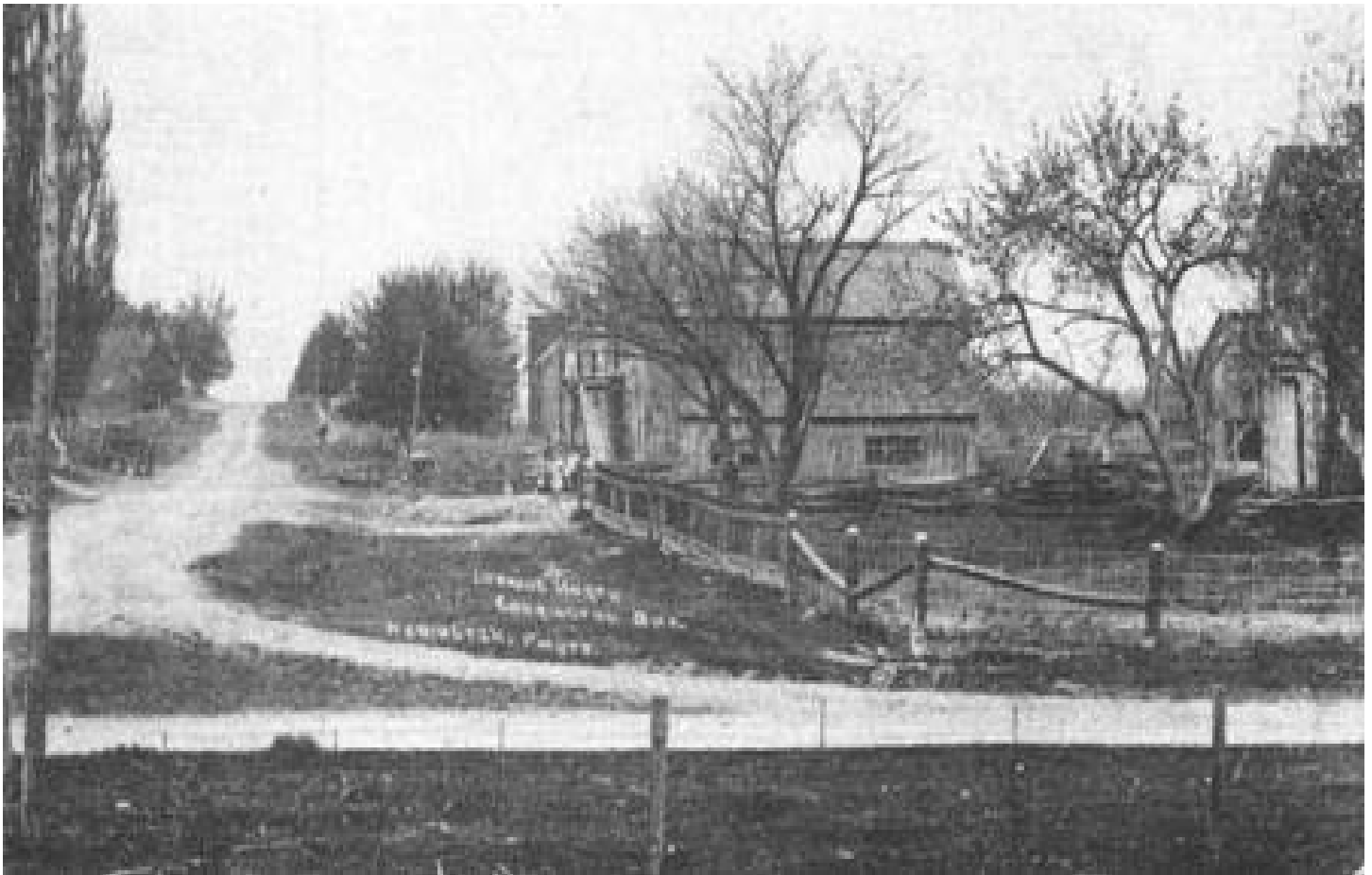
The Village of Codrington by Dan Buchanan

wife became owner of Codrington Village Lot 11. In 1942, Nellie Ross married Carman Ruttan, son of Dick Ruttan and Clara Perry of Wooler, and the property became their home.

When I was growing up during the 1950's and 1960's, the occupants of the house immediately south of ours were Friday and Nellie Ruttan. Their small brick house was on the north edge of the property and there were wide lawns to the south. As a youngster riding my bike down to the store or post office I can recall many times seeing Friday Ruttan riding his lawn mower or working in the yard. Passers by could always expect a jovial shout and wave of the arm. Oh, yes, their daughter Mary, was one of our favourite baby sitters.

Village Lot 12

Codrington Village Lot 12 is north of Allison Street on the east side of the road. This means that, in earlier terms, it was at the south west corner of Brighton Township Lot 2 of Concession 9. We must remember that until 1930 Number 30 Highway came straight down to meet Allison Street (now called Aranda Way east of the highway) and formed an intersection which we can imagine to have been north of the rear part of the store. Before 1930, drivers coming from the north had to turn right onto Allison Street and then immediately left to continue south through the village.



This photograph looks north up Highway No. 30 from the north side of the barn that stood immediately north of the Store. This is one of the Herrington Photos taken around 1912. It shows Allison Street along the bottom of the picture and King Street, or Number 30 Highway, climbing the gradual incline out of Codrington to the north. The Ames farm buildings are not in view but the large tree on the left side of the road is in front of the

The Village of Codrington by Dan Buchanan

Ames farm house. We can see the brick house of William Usher across the road and a bit closer to the village and we can see the house and buildings of James Sutherland which occupied Village Lot 12.

The first mention of Codrington Village Lot 12 is in 1870 when Isaac N. King sold ½ acre on the far south west corner of Lot 2, Concession 9, also described as Village Lot 12, to James Sutherland who was a recent immigrant. James Sutherland came to Canada in 1867 from Sutherlandshire, Scotland with his widowed mother, Margaret, his brother William and sisters Marion and Mary. He also purchased Codrington Village Lot 9 in 1868 from George King. This ¼ acre village lot was on the north side of Allison Street, the second lot west of King Street. In 1878 Lot 9 was sold to Wilson C. Stapleton who had recently married James Sutherland's sister Marion.

In the Tweedsmuir Histories, Eldon R. Robinson (1953) wrote "The James Sutherland house was the next brick house, also built by one of the King boys, probably Isaac. It is also over 100 years old."

Eldon Robinson suggests that the Sutherland house was one of the four earliest brick houses in the village built by George King and his sons. This means that the house was already built when the property was sold to James Sutherland in 1870. Mr. Sutherland and his various businesses were fixtures on this corner in Codrington until his death in 1924. His niece, Margaret Stapleton, daughter of his sister Marion, lived with him for many years and his sister Mary and her husband Stephen Babbitt lived next door to the east.

In 1873, James and William Sutherland purchased a further 6 acres to the north and east of Lot 12. The records do not refer to a Village Lot number but say it was in the south west section of Township Lot 2. Immediately upon acquiring this second property, a ½ acre part of it was sold to Stephen N. Babbit, who had married Mary Sutherland in 1872. A brick house was built directly east of the Sutherland house where the Babbit's lived.

In 1932 William Richardson (Will) Ames purchased the east half of Lot 2, Conc 9 from Joseph Hyde. It would appear that this transaction included the corner lot where the Sutherland house was located although we do not see the term "Lot 12" in the land records. Will Ames was a son of James Richardson Ames and Nancy Kirk which means he was a half-brother of Walter Ames and an uncle of Lloyd Ames. He married Ida Gainforth who was a daughter of Stephen Gainforth and Almina Steenburgh. Thomas Gainforth, Sr. had come from Ireland with sons James and Thomas, Jr. and settled first in Cramahe Township west of Brighton but soon found a permanent spot in Murray Township just north of the Friends Church on the Wooler Road. We see them there as early as 1817, according to census and assessment records. This is part of the area of Murray Township that became Brighton Township in 1850.

Will Ames died in 1959 and the property passed on to his wife Ida and when she died in 1965 it was owned by their son Arthur R. Ames. It was Art and Olive Ames that I recall living in the house north of the store when I was a kid around Codrington. Olive Mable Ames was a daughter of Arthur Bush and Clara Walt. Her grandfather was William MacKenzie Bush who was born in Richmond Township, Lennox and Addington County but moved to Sidney Township with his father, James Bush to farm in the area of Oak Lake, south of Stirling.

Village Lot 13

Village Lot 13 is on the east side of the highway at Marsh Creek. The Land Records usually refer to it as "1/4 acre East of Richards St.". Much of the lot is made up of low area around Marsh Creek but the higher ground north of the creek is where Earl Simpson ran the garage when I was a kid.

The Village of Codrington by Dan Buchanan

In the early days of settlement, this small chunk of land was included in Township Lot 3, Concession 8 which was owned by William Trumpour. In 1859 he sold the $\frac{1}{4}$ acre lot that would later be designated as Codrington Village Lot 13 to Arthur Kavanaugh. Arthur and Anastasia Kavanaugh were both born in Ireland in 1808. Arthur Kavanaugh appears for the first time in this area in the 1850 Murray Township Census (before Brighton Township was created) and is shown on Lot 28, Concession 5, near Holland School. We see the family in the 1851 Brighton Township Census near John S. McColl and Thomas Gainforth. They must have immigrated after 1843 since both their sons, Miles and Bartholemew were born in Ireland. Arthur Kavanaugh was a blacksmith who appears to have plied his trade beside Marsh Creek in Codrington until he died in 1871. Arthur Kavanaugh also purchased Codrington Village Lot 10, north of Allison Street, from George King in 1863 and it passed to his sons Bartholemew and Thomas Kavanaugh on his death in 1871.

The Will, dated Feb 25 1871, shows that Arthur Kavanaugh, Jr. inherited Lot 13 when his father died. Then in 1882, Arthur Kavanaugh sold Lot 13 to Mary Marsh. This Mary Marsh was a daughter of Hugh Tate from just north east of Codrington; she had married Napoleon Marsh from Hillier Township. Napoleon and Mary Marsh appear to have sold the lot back to Arthur Kavanaugh in 1884 and he quickly sold it to Mary A. O'Halloran.

Eldon Robinson said in *The Tweedsmuir Histories* "Miss Mary Ann O'Halloran owned a frame house which stood where the present garage now is." Mary Ann O'Halloran was a daughter of Thomas O'Halloran who immigrated from Ireland in 1837 and farmed the north part of Lot 2, Concession 8, on the east side of Marsh Creek, to the south and east of Codrington. She had remained unmarried and appears to have lived in the house on Lot 13 until her death in 1912. The 1901 Census shows that Thomas J. Gallagher and his sister Eliza were also living on Codrington Village Lot 13 and that he was a butcher. These two were children of Thomas Gallagher and Jane O'Halloran who lived just east of the O'Halloran property. Jane was a daughter of the first generation Thomas O'Halloran which makes Mary Ann O'Halloran an aunt of the butcher, young Thomas Gallagher.

Another comment in *The Tweedsmuir Histories* from Eldon Robinson says "There are several family names I haven't mentioned who just rented or bought later, like the Gallagher place which later became part of the O'Halloran place. There were four families on what is now known as the Cowan Hill, Gilbrides, Angraves, McGuires and Tom Adams; .. ". These families and others were part of the early Roman Catholic community that settled on the south and east side of Codrington, evidenced by the Codrington Roman Catholic Cemetery on the Old Wooler Road and the Roman Catholic School on Number 30 Highway south of Codrington.

When Mary Ann O'Halloran died her brother Thomas sold Lot 13 to Annie O'Shea for "\$1,00 with love and affection". Further investigation finds that Annie O'Shea is Ann Agnes O'Halloran, a daughter of Thomas O'Halloran, Jr. of Codrington and therefore a niece of Mary Ann O'Halloran. She had married John O'Shea of Asphodel Township in 1889 and after she died in 1928, John O'Shea sold Lot 13 to Robert B. Ryckman.

Robert B. Ryckman was a son of Alva Ryckman and Elizabeth Tackaberry. He had married Eva Beswetherick in 1893. His family had lived near the Tackaberry's north west of Hilton; he farmed near Castleton and later in life bought properties in Codrington. Robert Ryckman sold Lot 13 to Claude Palmateer in 1939.

Ernest Claude Palmateer was a son of Melvin Palmateer and Annie Ostrom from around Norham. His grandparents were Chester Palmateer and Abigail Dingman, members of two very early settler families in the Norham and Cramahe Hill area. In 1945 Claude Palmateer and his wife sold Lot 13 (described as " $\frac{3}{4}$ acres east of Richards St.") to Earl Simpson.

Wilfred Earl Simpson was a member of the large Simpson clan which began in the Brighton area with the United Empire Loyalist, Obediah Simpson, who brought his family to settle on Lot 4, Concession 2 of Cramahe

The Village of Codrington by Dan Buchanan

Township. He is considered to be the earliest settler in the Brighton Village area, as can be seen on the cairn at the entrance to Presqu'ile Park. Obediah Simpson had lived in the area of Cape Fear, North Carolina, had remained loyal to the British during the War of Independence and was forced to leave his home and move to Westchester County, New York where he married Mary Taylor Lord and began a family. They were forced to move on to Nova Scotia when the British evacuated New York in 1783. They then found their way to Adolphustown where they obtained a location permit for the land in Cramahe Township and settled there in 1796, obtaining the Crown Grant in 1801.

Earl was the eldest child of Willet Simpson and Hannah Elvia Grosjean and his grandparents were Thomas Walter Simpson and Louise Eliza Bound. His father was a "Thrasher" and the family lived for a time near Morganston and then in the Cramahe Hill area of Brighton Township.

Earl Simpson was a "character" according to local parlance. He had done interesting work as a civilian during WW II, keeping the generators working at Gander, Newfoundland where the transatlantic aircraft ferry service took off for Scotland to supply the allies with bombers, fighters and other aircraft that were being built in North America. As a very young child I recall vividly a visit to Earl Simpson's garage across from my grandparent's house. He was a big jolly man and he seemed to take a shine to me. I can still smell the pungent odor from the mix of old grease, oil and gasoline, with grungy black stuff on everything, including my hands. I was conducted on a tour of his small but active repair facilities which ended with the gift of a heavy rubber mallet. My sister tells me there was also a certain birthday gift as well – two silver Davy Crocket cap pistols in a very cool double holster set. I loved it but mother was not too keen on the guns.

Earl Simpson died in 1955 and Lot 13 passed to his wife Mildred. Mrs. Simpson was my favourite teacher at Codrington Public School where I was lucky to have her as my teacher through the spring of 1959. Lulu Mildred Simpson was a daughter of Hiram Curtis and Ethel Blair and a descendant of the very early United Empire Loyalist Curtis's of Percy Township.

During the time Mrs. Simpson owned the garage and after her husband died, the garage was used sporadically and for different purposes. The rooms upstairs were rented and the garage facility was used for a time by Bill and Sam Dingman to service their stock cars. The Tweedsmuir Histories of Codrington includes this: "Over it was an apartment where the last occupants were Mr. and Mrs. Ted Joliffe. ... Bill and Sam Dingman have used it for building stock cars, otherwise, it has remained unoccupied."

Mildred Simpson married a Mr. Bolton and in December 1975 she sold Codrington Village Lot 13 to George Bound who conducted a garage business and then sold it to Arne Jensen in January 1977. The old garage was razed and the lot cleared later that year. George Bound taught auto shop at East Northumberland Secondary School in Brighton when I was there in the 1960's. He lived on No. 30 Highway just north of Meyersburg, where his father Peter Bound had lived. George's grandfather was Robert Bound who came from England with his brother John in the 1840's; the two brothers married, respectively, Mary Ann and Lois, daughters of Peter Dingman of Cramahe Hill.

The Village of Codrington by Dan Buchanan

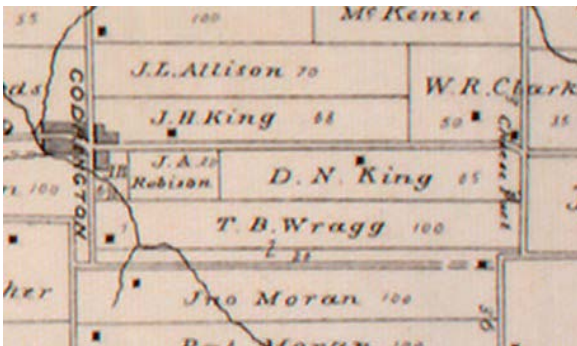
Close to the Village

There are several properties on the edge of the Village of Codrington which were never given Village Lot numbers. Some of them are mentioned here:

East Side of Highway, North of Codrington (Conc 9, Lot 2)

We know that Lot 2, Concession 9 was originally purchased by George King in 1844, his first land in this place. In 1860 George and Henrietta sold the south 50 acres of the west half of Lot 2 to their son Isaac Newton King. It is likely that Isaac built the brick house on the south west corner of that property, one of four or five the King's built during that period. In 1870 Isaac King also sold the far south west corner ½ acre to James Sutherland, the property that would be called Codrington Village Lot 12. In 1873 Isaac King sold 21 acres of the west half of Lot 2, Conc 9 to George King, his father, a few months before he died.

In 1875, Henrietta King, now a widow, sold that same 21 acres of the SW ¼ of Lot 2, Conc 9 to John A. Robinson and his wife Hellen Ames. The County Atlas map segment below shows that this 21 acre property was directly east of the King farm house and extended north to a line about even with the fence at the north end of the barn yard. When I lived on the farm there was only one fence left on the east side and that was directly across the road from our driveway; all other fence places had been removed by that time. However, I recall as a youngster watching bull dozers work on large rocks and tree stumps in the field east of the road and a bit north of the barn; I was kept well away because they were also doing some blasting. We also should establish that the south border of John Robinson's property was on the south side of the house that was across the road and a bit south from the King/Ames house.



After farming there for about five years, John Robinson split the 21 acre property into two parts, selling them to different buyers. In 1880 he sold the north 13 ½ acres of the original 21 acres to David N. King and in 1881 he sold the south 7 ½ acres to David White.

The north 13 ½ acres would remain as part of the King farm but the south 7 ½ acres changed hands several times after being split off. David White only held this property for two years and sold it in 1883 to William Usher who would be a well respected

blacksmith in Codrington for many years. William Usher was born in Northumberland, England in 1855 and was only two years old when his parents, John Usher and Mary Burgess, brought their young family to Canada and settled in Haldimand Township. Eldest son William married Ida Barringer of Cramahe Township and learned the trade of a blacksmith.

The Tweedsmuir Histories include a few paragraphs from Mrs. Walter Carr regarding the Usher family, "Mr. Usher owned the house now occupied by the Chinaman, Mr. Horning. Mr. Usher's son Claude attended Codrington School and studied for a doctor." Unfortunately, Claude Usher passed away at the young age of 25. William Usher sold the 7 ½ acres of the south west ¼ of Lot 2, Concession 9 to John Egan in 1903. He was a son of Dennis Egan who came from Ireland in the 1820's and lived southeast of Orland. John Egan died in 1906, leaving the property to his wife, Mary Sophia Simpson, who was a daughter of Obediah Simpson and Mary Kemp. The next year Mary S. Egan, as co-executor of her husband's estate along with Walter Ames, sold the property to George Lewis Loomis who was her son-in-law. George Loomis had married Minnie Egan, the only child of John and Mary Egan, in 1890 and they lived near Orland.

The Village of Codrington by Dan Buchanan

George Loomis was a member of the Loomis family that had settled around 1817 in the area west of Orland that we know of today as The Goodrich-Loomis Conservation Area. Three Loomis brothers, Richard, Levi and Chester, came to Upper Canada from Litchfield County, Connecticut where the family had been established for some time. They were farmers but also participated in grist and saw mills. In fact, the area where they lived became an industrial area that flourished along Cold Creek in the first half of the 1800's. The Old Percy Road ran right through the area, providing good transportation north to the timber area around Norham and south to the Port of Brighton. As many as 6 mills may have operated in that area in the middle of the 1800's.

In 1910 George Loomis sold the 7 ½ acres of the south west ¼ of Lot 2, Concession 9 to William Lewis Clark who was a son of Jacob Clark and Betsy MacDonald, farmers north of Codrington. Around the same time William Clark purchased Codrington Village Lot 6 but within two years he sold the 7 ½ acres of Lot 2 to James Morgan. The village of Morganston was named after the Morgan family who came to Cramahe Township in the 1850's, having lived in Cavan Township, north of Port Hope, for a few years after immigrating from Ireland. James P. Morgan was a son of John Morgan and Margaret Cosnell and he had married Emma Fraleigh in 1878 during the time Carlton Fraleigh and his family lived west of Codrington.

James Morgan held the 7 ½ acres of Lot 2 only until 1918 when he sold it to Kenneth Ames, his son-in-law, and a son of Walter Ames and Linnie King. Ken Ames had married Florence Morgan in September 1917 and they lived with his parents on the farm on the west side of the road. He held the 7 ½ acres on the east side of the road until October, 1924 when he sold it to his mother, Linnie Ames. The next time we see any mention of "7 ½ acres, part of the Southwest ¼ of Lot 2" is in 1947 when the Ames family, represented by Lloyd Ames, his sister Ollie Jacques and Ollie's son Lorne Jacques, sold this property to Charlie Seguire.

The property was quickly turned around in 1948 and sold to Hum K. Yuen, the fellow who was referred to as "The Chinaman" in Mrs. Walter Carr's comments in The Tweedsmuir Histories. Land Records show that Mr. Yuen changed his surname to Horning and he is subsequently shown as Hum Horning. The next transaction was in 1962 when Hum Horning sold "part of the South West ¼ of Lot 2" to Joseph and Audrey Lidster. It was this family that I recall being our neighbours across the road and, if memory tells, there were many adventures around the house and barns with the kids who lived there, not to mention the occasional excursion into the verboten ruins of the old pea vine.

The Pea Vine (Conc 9, Lot 2, 5 acres)

When I was a youngster in Codrington, the pea vine was already long unused and falling down. Tall grass grew all around it and we kids viewed it as a jungle full of danger and challenges. We were expressly forbidden to go into the place but, on certain occasions, the rules were avoided in order to have some fun.

This 5 acre lot was wedged in between James Sutherland's property to the south and the Usher place to the north. It had belonged to the Sutherland's at one point but the Land Registry Records are confusing about this piece of land. In 1930 we see that Margaret Morning sold 5 acres to the E. J. Nesbitt Canning Company and then there is another transaction moving it to The Nesbitt Canning Company.

A pea vine structure was built well back from the road and for several years in the 1930's it was used as a feeder facility for the Nesbitt Canning Company factories located at the railroad tracks in Brighton. At some point the Codrington unit fell silent and that was the sad state we kids found as we wandered between the weeds on the site. In 1978 Nesbitt sold the property to Gary Herd, son of Archibald Herd, a retired gentleman from Toronto who had purchased the old Babbit house just to the south as a retirement residence. Tragically, he died in 1977 while renovating with the expectation of moving in.

The Village of Codrington by Dan Buchanan

The Babbit Place (1/2 acre east of James Sutherland's Lot 12)

In 1873 James Sutherland purchased 6 acres of land from Isaac King and immediately sold ½ acre to Stephen Babbit, husband of his sister Mary. A fine brick house was built on this property and Stephen Babbit lived there until he died in 1894, then in 1896 his second wife, Agnes (ne Long), sold it to Frank Pearson. Agnes Babbit moved to Toronto where she died in 1911.

Francis Maybee Pearson was a son of John Pearson and Jemima Maybee and his wife was Hannah Platt, a daughter of Daniel Platt and Sarah Stone, early settlers in the Norham area. In 1901 the property was transferred to Hannah Pearson and then, in 1936, the Pearson children sold it to Lela Clare Anderson. One of the children of Frank and Hannah Pearson was Harry who had married Mary Ann Stuart, a daughter of Christopher Stuart and Abbie Valleau who lived in the house just east across Marsh Creek. Lela Clare was a sister of Mary Ann Stuart and she had married James Anderson who's family lived near Norham and who would later run a hardware store in Warkworth.

In 1948 Lela Clare Anderson sold the ½ acre of Lot 2, Concession 9 to Hurcel D. Babcock although it appears as if she purchased in back in 1952 and then in 1954 sold it to Gerhard Westoczil who then sold it to G. & Maria Blyleven. In 1968 it was sold to Ruth Bryan who immediately sold it to Archibald and Mary Herd. As mentioned above in the section on the Pea Vine, Archie Herd died suddenly in 1977 while renovating the house.

Conc 9 Lot 3 – King/Ames Buchanan Farm – West side of road

Lot 3 was divided into the south three-quarters and the north quarter at an early point and remained thus.

The North ¼ of Lot 3:

In 1845 Hon. George S. Boulton sold 50 acres of the north ¼ of Lot 3, Conc 9 to Walter Riley Clark who died in 1849, passing the property to his wife Mary and sons. In 1865 Jacob W. Clark, a son of Walter Riley Clark, sold his interest in the 50 acres of the north ¼ of Lot 3 to his brother Walter Riley Clark. In 1869 Levi W. Clark, another brother, sold his interest in the property to Walter Riley Clark.

In 1885 a Mortgage record shows that “Walter R. Clark, unmarried, Martha Marriam, Lucy Clark & Elijah Clark” to a mortgage with the Hamilton P. & L. Society on the North ¼ 50 acres.

On March 25 1895 the Hamilton P. & L. Society sold the property to John Goodfellow, described as “N. ¼ 50 acres except ¼ acre heretofore leased”. In 1911 the Estate of John Goodfellow transferred the North ¼ of Lot 3, Conc 9 to David N. Goodfellow. In 1968 Dave Goodfellow died and the property passed to John M. Goodfellow.

The South West ¾ of the west half:

In 1848 Hon. George S. Boulton sold 75 acres of the south west ¾ of the west half of Lot 3 to Samuel Whitney. At the same time he sold the east 75 acres of the south east ¾ of the west half of Lot 3 to George King.

In 1854 Samuel Whitney sold the south west ¾ of the west half of Lot 3 to David Moran. Very soon he sold it back to Mary Whitney and she sold it to William Trumpour. In 1856 William Trumpour sold this property to John Garnett, who was from Cavan Twp. and would later, in 1868, take for his second wife, Amelia King, daughter of George King. John Garnett at the same time bought the south 100 acres of Lot 4, immediately to the west – up on Cramahe Hill.

The Village of Codrington by Dan Buchanan

In 1859 John Garnett & wife sold this 75 acres to William Trumpour then in 1867 he sold it to James Allison who died the same year and the property transferred by his will to his son Joseph L. Allison. Joseph had married Mary Fraleigh, a daughter of Carlton Fraleigh who now owned Lot 4, Conc 9 to the west, but Joseph died in 1877, leaving his wife and two young children. The Will of Joseph L. Allison provides for the transfer of this property to his son, Joseph O. Allison on his maturity.

However, a “Vesting Order” in 1879 transferred ownership of the 75 acres of the south west $\frac{3}{4}$ of the west half of Lot 3, Conc 9 to James Sutherland who owned other land in Codrington and operated a store. In 1884 we see that James Sutherland and Margaret Sutherland (widow) took a mortgage on this property with Philander Orser for \$2,200.

In 1898 James Sutherland sold the north 20 acres of the 75 acres of the south west $\frac{3}{4}$ of the west half of Lot 3, Conc 9 to David Nelson King. Then, in 1902, James Sutherland sold the remaining land of the south west $\frac{3}{4}$ of the west half of Lot 3, Conc 9 to Walter Ames who had been accumulating land to make up the farm that his son Lloyd Ames would later own.

The Stuart Place (South East corner of West Half of Lot 2, 1 $\frac{1}{2}$ acre)

In 1892, James Sutherland sold 1 $\frac{1}{2}$ acres of land at the south east corner of the West Half of Lot 2, Concession 9 to Abbie K. Stuart. The location is east of Marsh Creek and south of Allison St. – east across the creek from the Babbit/Pearson place. Abbie Stuart was the wife of David Christopher Stuart and the daughter of William Andrew Valleau and Maria Wannamaker. Dave Stuart had purchased land in Lots 1 and 2 in 1881 from Thomas and Amelia Wragg and had farmed there until selling it to the Moran’s in 1888. Both Dave Stuart and his wife Abbie are closely linked to my own family trees. Dave’s sister, Elizabeth Stuart, had married John Buchanan in 1870 in Carrying Place where both families had lived for a while. My ancestor, Robert Buchanan, had come to Ontario in the mid-1840’s and raised a family in Ameliasburgh Township, just south of Carrying Place. Oldest son John Buchanan met Elizabeth Stuart there and they were married in the Anglican Church.

William Stuart and his wife Mary Hart had immigrated from Leitrim County, Ireland in 1860 and settled first west of Trenton and then, when William died in 1864, Mary had taken the family to Carrying Place where she ran a store. A sister of Elizabeth and Dave Stuart was Amelia Ann, who married William Busby Wragg, in 1873 and they raised a family in Belleville. That name W. B. Wragg is commonly found on Land Registry Records around Northumberland County as he was active in mortgages and real estate. His wife’s name is found on many records where lots were bought and sold and mortgaged issued and discharged. Mr. Wragg was that day’s substitute for our modern lending institutions; he was one man bank.

Abbie Valleau was a member of the well known United Empire Loyalist clan from Prince Edward County. Her parents had moved from Hillier Township to Percy Township in the 1860’s. If you look at the family names of spouses Abbie and her siblings you see a who’s who of Mount Olivet and Codrington. The other close connection to my family is the fact that Abbie’s sister, Martha Miranda Valleau, married Charles Goodfellow of Mount Olivet and their daughter, Bertha, was my dad’s mother, wife of William Busby Buchanan. There is a second marriage to a Goodfellow with Andrew Valleau married to Emma Goodfellow. Another sister, Ida, married Ralph Ames. Sister Deborah married James Dingman and Margaret married Walter Riley Clark.

Dave Stuart was a local “character” until his death in 1939. He was a township councilor for several years as might be suggested by the following notice in the Brighton Ensign of June 17, 1921 “Mr. D. C. Stuart took in the Counties Council excursions to Rochester a few days ago. His three granddaughters accompanied him – Nellie, Winnie and Luly.”