



THE CORPORATION OF THE TOWN OF COBOURG

BY-LAW NUMBER 050-2025

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN MUNICIPALLY AS 323 KING STREET WEST AS BEING OF CULTURAL HERITAGE VALUE OR INTEREST.

WHEREAS Section 29 of the *Ontario Heritage Act, R.S.O. 1990, c.O.18*, as amended authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

WHEREAS authority was granted by Council to designate the property legally described as Part Lot 19, Concession A, Block W, Lot 11, Caddy Plan, known as 323 King Street West, as being of cultural heritage value or interest; and

WHEREAS the Council of the Town of Cobourg has cause to be served upon the owners of the land and premises of Part Lot 19, Concession A, Block W, Lot 11, known as 323 King Street W, Notice of Intent to Designate the property and has caused the Notice of Intent to Designate to be published in the local newspaper for 30 days in accordance with the requirement set out under the *Ontario Heritage Act*; and

WHEREAS the reasons for designation are set out in Schedule "A" of this By-law; and

WHEREAS no notice of objection was served upon the Municipal Clerk of the municipality.

NOW THEREFORE BE IT RESOLVED THAT THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE TOWN OF COBOURG ENACTS AS FOLLOWS:

1. That the real property at Part Lot 19, Concession A, Block W, Lot 11, Caddy Plan, known as 323 King Street West, is designated as being of cultural heritage value or interest.
2. That the Municipal Clerk is authorized to cause a copy of this by-law to be registered against the property described in Schedule "B" of this by-law in the proper Land Registry office.
3. That By-law No. 111-86 be repealed.
4. That this by-law come into full force and effect upon the date of its passing.

READ and finally passed in Open Council this 29th day of October, 2025.

Lucas Cleveland, Mayor

Brent Larmer, Clerk

Schedule “A”
Reasons for Designation
(Statement of Significance)

The property at 323 King Street West is worthy of designation under Part IV, Section 29 of the *Ontario Heritage Act, R.S.O. 1990, c.O.18* for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation for its contextual, architectural, and associative heritage value.

The Subject Property at 323 King Street West sits on the south side of King Street West between William Street and Burnham Street.

Statement of Cultural Heritage Value or Interest

The Field House at 323 King Street West, built circa 1847, has design and physical value because it is a representative example of an early Victorian era dwelling in the Ontario Regency Cottage style, and because it is a good remaining example of mid-19th century residential development along King Street West in Cobourg. The Field House consists of a 1 ½-storey brick structure in a rectangular plan. Architectural features that contribute to the mid-19th century Ontario Regency Cottage style are the solid masonry construction, symmetrical, three-bay composition of the north (principal) façade, the gabled roof with centered, low-pitched cross gables on the north (principal) and south elevations, and the flat-headed French doors on the north and south elevations. Architectural features that contribute to the representation of mid-19th century residential development along King Street West to the west of Ontario Street include its orientation to and setback from King Street.

The Field House has historical and associative value for its direct associations with the Field family. The Field family was remarkably involved in Cobourg and many of its members made contributions to the early economic and social life the Town. John Field started a dry goods business (Field & Bros.) shortly after his arrival in Cobourg, which operated from 1832 to the late 1920s under the management of successive generations of Field sons. John Field was also a long-time member of the Congregational Church, a member of Town council in 1860, a Chairman of the Finance Committee, and while never acting in that capacity, was a Justice of the Peace. Many of John’s children had large families who went on to become lawyers, doctors, judges, politicians, merchants, and teachers, making significant contributions to the Cobourg community. The Field House continues to be inhabited by direct descendants of the original owner.

The Field House has contextual value because its scale, form, and architectural style are important in defining and maintaining the predominantly 19th and early 20th century residential character along King Street West to the west of Ontario Street. The structure is visually linked to its surroundings because it has similar scale, massing, material, and character to other mid-19th century residential structures still standing on King Street West. As one of the structures built in this area during the mid-19th century, it is historically linked to the wave of development that arose because of the purchase, subdivision, sale, and development of land initiated by the Burnet siblings during this period.

Description of Heritage Attributes

Design and Physical Value

The heritage attributes that contribute to the value of the property as a representative example of an early 19th century dwelling in the Ontario Regency Cottage style in Cobourg are:

- The scale, form, and massing of the 1 ½ storey building with a rectangular plan;
- The medium-pitched side gable roof with low-pitched cross gables on the

- north (principle) and south elevations;
- The solid masonry construction;
- The north (principle elevation, which is constructed in a Flemish Bond, and all remaining elevations which are constructed in a Common Bond;
- The symmetrical three-bay composition of the north (principle) elevation;
- The window and door openings, including:
 - The flat-headed French doors in a two-bay composition on the North (principle) elevation;
 - The main doorway, featuring large sightlights and an ornate transom;
 - The two flat-headed second-storey casement windows on the east and west elevation that are symmetrically arranged in the gable ends;
- The glazing pattern found in the doors and windows, including:
 - The diamond pattern in the sidelights and transom surrounding the main doorway on the north (principle) elevation;
 - The configuration of the half-pane/full-pane glazing pattern in the French doors and second-storey casement windows;
- The two symmetrically-placed, inset, brick chimneys centered on the east and west elevations;
- The high fieldstone foundation, which accommodates a period-typical walkout basement and cellar kitchen in the rear (south) elevation;
- The single 12-over-12 hung basement window on the rear (south) elevation;

The heritage attributes that contribute to the value of the property as an early example of King Street West development are:

- The building's design features, scale, and orientation on the south side of King Street West.

Historical and Associative Value

The heritage attributes that contribute to the value of the property for its connection to the significant Field family are:

- The building's scale, sitting, and orientation on the south side of King Street West;
- The house's modest 19th century Ontario Regency Cottage architectural style and material palette.

Contextual Value

The heritage attributes that contribute to the value of the property for defining and maintaining the fine-grained 19th and early-20th century main street character of King Street, and for visual and historical links to its surroundings are:

- The building's scale, sitting, and orientation on the south side of King Street West;
- The house's modest 19th century Ontario Regency Cottage architectural style and material palette.

Schedule "B"
Legal Description

Part Lot 19, Concession A, Block W, Lot 11, Caddy Plan.