



323 King Street West – Field House

CON A PT LOT 19 BLK W LOT 11

Prepared by:

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## 2.0 PROPERTY CONTEXT

### 2.1 Property Location



Figure 1. Subject property (outlined in red) shown in the context of King Street East (Source: Town of Cobourg GIS)

The property at 323 King Street West is located on the south side of King Street West between Ontario and Forth Streets. The property is located within the territory covered by the Williams Treaty, which was signed between seven Anishinaabe Nations and Crown representatives in 1923<sup>1</sup>. It was historically part of Lot 19, Concession A.

### 2.2 Property Description and Present-day Context

The Field House at 323 King Street West is a detached 1 ½-storey brick structure in the Ontario Regency Cottage style, constructed circa 1847.

King Street West surrounding the subject property features a predominantly 19<sup>th</sup> century residential character, typified by relatively modest single-detached, semi-detached, and multi-unit dwellings further to the west. Many of the single-detached dwellings feature generous setbacks from King Street. While the surrounding streetscape along King Street West does feature some later development typologies, including post-WWII residential structures, the predominant character remains that of a historic residential street.

Nearby buildings that contribute to the historic residential neighbourhood character of the streetscape include 266 King Street West (listed), 276 King Street West (listed), 295 King

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<sup>1</sup> Sarah Isabel Wallace, "Williams Treaties," *The Canadian Encyclopedia*, last modified June 24, 2020, <https://www.thecanadianencyclopedia.ca/en/article/williams-treaties>.

Street West (c. 1847-48, designated), 303 King Street West (c. 1850, designated), 309 King Street West (c. 1854, designated), 317 King Street West (c. 1850, designated), 327 King Street West (c. 1845, designated), 340 King Street West (listed), 341 King Street West (listed), 349 King Street West (listed), 362 King Street West (listed), and 368 King Street West (c.1872, designated). On the north side of King Street West slightly to the east of the subject property are five single-detached “Jackson Houses” (286, 290, 294, 298, 302 King Street West), which, while having been constructed between 1910-1925, still contribute to the overall historic character of the streetscape.

## 3.0 HISTORY OF THE PROPERTY

### 3.1 Site Development

The land the home at 323 King Street West is built on is the traditional territory of the Mississauga Anishinaabeg. Up to the early 1800s, this area was densely forested and seasonally traversed, inhabited, fished, and hunted by Michi Saagiig Anishinaabeg people. What is now King Street is known to have been a trail formed and travelled by Indigenous peoples for generations.

The Johnson-Butler Purchase, also known as the Gunshot Treaty of 1787<sup>2</sup>, was one of several hastily arranged negotiations with Indigenous peoples along Lake Ontario drawn up to secure title to land for survey and settlement, and to develop alternative water routes for commercial travel and military use. The vague and poorly documented terms of the treaty quickly became a matter of dispute. The Williams Treaty of 1923 sought to resolve issues of the first Treaty but did not<sup>3</sup>. Not until 2018 did the Williams Treaties First Nations and the Governments of Ontario and Canada come to an agreement settling litigation about land surrenders and related harvesting rights.

Through the course of numerous treaties with Indigenous peoples, the British government purchased hundreds of thousands of acres in tracts of land across what would eventually become the province of Ontario. These tracts were deemed Crown Lands. The lands were surveyed and divided into lots generally measuring one hundred or two hundred acres for granting to worthy applicants. All settlers approved by the Executive Council could claim two hundred acres of land<sup>4</sup>.

The first owner of Lot 19, Concession A in the Town of Cobourg was Elias Jones, who was first granted 405 acres by Crown Patent in 1802, which comprised both Lots 19 and 20 in broken front Concessions A and B<sup>5</sup>. Jones sold most of Lot 20 in late 1803, retaining 2 ½

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<sup>2</sup> John Boileau, "Johnson-Butler Purchase," The Canadian Encyclopedia, last modified October 21, 2020, <https://www.thecanadianencyclopedia.ca/en/article/johnson-butler-purchase>.

<sup>3</sup> Wallace, "Williams Treaties."

<sup>4</sup> Percy L. Climo, *Early Cobourg* (Cobourg: Self-published, 1985).

<sup>5</sup> Percy L. Climo, *Early Cobourg: Featuring Settlement, Local Government and a Variety of Other Events and Records* (Cobourg: Self-published, 1985).

acres of the southeast angle in Concession B<sup>6</sup>. Land registry records show that the entirety of Lot 19 acres passed hands at least once in the early 19<sup>th</sup> century<sup>7</sup>. In 1811, Elias Jones provided a mortgage to Lawrence Herchmer. Eight years later in 1819, Jones sold the property to Herchmer. In 1827, Joseph Herchmer sold 17 ¼ acres from the centre of Lot 8, Block W, westward to Forth Street to Jane C. Herchmer. In 1842, John and Jane C. McPherson sold the same plot of land as was purchased by Jane C. Herchmer in 1827 (presumably the same Jane, having married or remarried) to Francis Jr., William, and David Burnet for a sum of 150 pounds<sup>8</sup>. According to land registry records, John and Jane McPherson are shown as residing in Kingston at the time of sale<sup>9</sup>.

After 1843, the Burnet siblings subdivided the lot and sold off smaller portions. *Cobourg: Historical Reminiscences of the Town from its Earliest Settlement*, published in 1903, states:

*“The Burnet brothers purchased what in old times was known as the “John Connell Farm”, consisting of that portion of the Town bounded on the east by Ontario Street, on the north by King Street, on the west by the dividing lines between lots 19 and 20, and on the south by the waters of Lake Ontario. This is now one of the most populous and beautiful parts of our town, having been divided and subdivided into lots and built upon by the Burnets and sold to various parties, many of their thrifty employees profiting by the opportunity to secure homes for themselves.”*

Edwin Guillet’s *Cobourg 1798 – 1948* confirms this<sup>10</sup>. According to this account:

*“Frank Burnet and his sons were carpenters and builders. They purchased the John Connell farm, comprising the land south of King and west of Ontario St. Before they took it over in 1840 at a price of £700 it was a neglected farm with two small shanties fronting Ontario St. and a dilapidated barn on King, where F.W. Field’s residence was later built.”*

A portion of the 17 ¼ acres was sold to Joseph Philp in 1846 – Lots 10, 11, 23, and 24 – for a total of 1 ½ acres for 150 pounds<sup>11</sup>. A little over a year later, in 1847, Philp sold most of Lots 11 and 23 to John Field for a sum of 60 pounds<sup>12</sup>, except for a southwestern portion. This

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<sup>6</sup> *Ontario Land Registry Historical Books*. Northumberland County: Lot 19, Concession A + B (South of King Street), Town of Cobourg; Percy L. Climo, *Early Cobourg* (Cobourg: Self-published, 1985).

<sup>7</sup> *Ontario Land Registry Historical Books*. Northumberland County: Lot 19, Concession A + B (South of King Street), Town of Cobourg.

<sup>8</sup> *Ontario Land Registry Historical Books*. Northumberland County: Lot 19, Concession A + B (South of King Street), Town of Cobourg.

<sup>9</sup> Bargain and Sale, 22 February 1843, Instrument No. 6910, Instruments, Plans, and Evidence Collection, ONLand.

<sup>10</sup> Edwin C. Guillet, *Cobourg 1798-1948* (Oshawa: Goodfellow Printing, 1948).

<sup>11</sup> *Ontario Land Registry Historical Books*. Northumberland County: Lot 19, Concession A + B (South of King Street), Town of Cobourg.

<sup>12</sup> Bargain and Sale, 25 March 1847, Instrument No. 6, Instruments, Plans, and Evidence Collection, ONLand.

southwestern portion Philp granted to William York. The same year, York sold the same portion that had been granted to him by Philp to John Field. By the end of 1847, John Field came to own the entirety of Lots 11 and 23, providing him access to both King Street East and Tweed Streets.

Field was the most likely owner to build the subject dwelling. Local tradition states that John Field, as a testimony to his success as a merchant, built an impressive brick home on King Street West for his ever-growing family<sup>13</sup>. Tax assessment rolls for the 1840s for the Town of Cobourg have not survived, and therefore cannot be used to ascertain a more accurate date of construction. The commonly cited date of construction is 1847, likely coinciding with the purchase of the property by Field. While it is also theoretically possible that the Burnets built the house prior to the sale in 1847, as they were known carpenters and builders<sup>14</sup>, Sir Sandford Fleming's 1847 map of Cobourg does not show a structure on the property, suggesting that construction on the house began after the Fields came to own the property, and not prior. Furthermore, as Joseph Philp sold Lots 11 and 23 to John Field for 60 pounds, which was not considerably more than what he had paid to acquire them, it is a reasonable assumption to make that the land had not been improved with new structures before Philp sold it off. While an absence of a structure on the map is not definitive proof that had not yet been built, as a disclaimer provided by Sir Fleming on his map advises, it does also cast some doubt on whether the house was completed by the end of 1847. The house is, however, shown on the property in 1858 on the Hannaford & Lloyd map of Cobourg, as well as an outbuilding to the rear of the main house along the western edge of the property. Census records from 1861 list John Field as having "one horse and one carriage for pleasure in a 1.5 storey brick house"<sup>15</sup>. Anecdotally, there was also an apple orchard on the property, and that if one wanted to find a cool breeze on a hot summer day, one should sit under an old elm tree to the south of the barn<sup>16</sup>.

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<sup>13</sup>Spilsbury, John R., ed., *Cobourg: Early Days and Modern Times* (Cobourg: The Cobourg Book Committee, 1981).

<sup>14</sup>Edwin C. Guillet, *Cobourg 1798-1948* (Oshawa: Goodfellow Printing, 1948).

<sup>15</sup>*Census of Canada West*, 1861.

<sup>16</sup>Barbara Tait, Email to Marina Smirnova, February 20, 2024.



Figure 2. Sir Sandford A. Fleming's "1847 Plan of the Town of Cobourg" with the subject property shown outlined in orange. (Source: Northumberland County Archives)



Figure 3. Hannaford & Lloyd's "1857 Plan of the Town of Cobourg, with its Limits" with the subject property shown outlined in orange. By 1857, John Field's house is already built. (Source: Northumberland County Archives)

In September 1882, two years after John Field's death in 1880<sup>17</sup>, a trust deed was granted to John C. Field and Frank W. Field (two of John Field Sr.'s sons) by the remainder of John Field's children and their spouses – William and Harriet M.C. Hobson, Mary J. Hamilton, William Field and his wife, Corelli C. Field and his wife, William and Myra J. Kerr, Sarah M. Field, Arabella S.M. and Charles Jaques<sup>18</sup>. In November of 1882, William and Harriet M.C. Hobson by their Attorney William J. Hill sold Lots 11 and 23 to John Collard Field and Corelli Collard Field – two of John Field's sons. By this point, however, neither John C. Field nor Corelli C. Field were living at the property<sup>19</sup>. John C. Field was living with his wife Thirsa Field and five children. Corelli C. Field was living with his wife Mary-Ann Field and ten children. The 1881 census shows that Francis (Frank) W. Field and Sarah M. Field are the sole residents at the house. In 1888, the property was deeded to Sarah M. Field, who was still residing at the house. The 1885 tax assessment roll lists Frank W. Field as a tenant residing at the property (which is noted as the "Field Estate" in the assessment), along with two other individuals. Although it is unclear who the third individual might be, the second is likely Sarah M. Field.

After the death of Frank Woodbury Field on September 27, 1915<sup>20</sup>, his share in 323 King Street West passed to Sarah Matilda Field, who by codicil left the property to her nieces Lilian Jaques Nicoll and Sarah Muriel Jaques Thompson, or their children<sup>21</sup> following her own death in 1925. Lilian and Muriel were the daughters of Arabella Susan Martha Field Jaques, John's youngest daughter, and nieces of Sarah Matilda Field and the granddaughters of John Field. Upon his retirement, Muriel together with her husband Lewis Phillip Thompson and daughter Elizabeth Lillian (Betty) moved into 323 King Street West in the spring of 1935<sup>22</sup>. Muriel and Lewis resided at the property until Muriel's death in 1958. In the 1955 tax assessment, Mrs. Sarah Muriel Thompson and Lewis P. Thompson are shown as living at 323 King Street West<sup>23</sup>.

The house itself appears mostly unchanged between Frank's death in 1915, Sarah Matilda's death in 1925, and the death of Sarah Muriel Thompson in 1958<sup>24</sup>. Fire insurance mapping from this period continues to show the house with its open front and rear verandahs, as well

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<sup>17</sup> "Another Old Resident Gone." *Cobourg World*, July 16, 1880; "Large Funeral." *Cobourg World*, July 23, 1880.

<sup>18</sup> *Ontario Land Registry Historical Books*. Northumberland County: Lot 19, Concession A + B (South of King Street), Town of Cobourg.

<sup>19</sup> *Census of Canada*, 1881.

<sup>20</sup> "The Late Francis W. Field." *Cobourg World*, October 1, 1915; "Fatal Accident to Frank W. Field." *Cobourg Star*, October 1, 1915.

<sup>21</sup> Sarah Matilda Field, "Last Will and Testament", May 23, 1905; Sarah Matilda Field, "Codicil to the Last Will and Testament", June 28, 1917; Sarah Matilda Field, "Codicil to the Will", July 27, 1921; While the Conveyance to Lilian and Muriel was never registered, the anomaly was corrected in 1939 when an Affidavit of Land Transfer Tax was filed in the Registry Office. Letter dated July 20, 1939 from Francis D. Kerr, K.C. of the law firm of Peck Kerr & McElderry.

<sup>22</sup> Barbara Tait, Email to Marina Smirnova, April 14, 2024.

<sup>23</sup> *Assessment roll for the Town of Cobourg, Ward 5*. Town of Cobourg, 1955.

<sup>24</sup> *Ontario Land Registry Historical Books*. Northumberland County: Lot 19, Concession A + B (South of King Street), Town of Cobourg.

as the barn to the west of the house. However, at some point between 1911 and 1946, the enclosed frame vestibule at the front of the house (visible on the 1911 Fire Insurance Plan) was removed, the columns supporting the porch were altered, and a small frame enclosure was constructed on the rear verandah at the western end of the house.



Figure 4 A photo of the front of the house taken in 1936.  
(Source: Photo provided by homeowner)



Figure 5 An undated photo of the back of the house, presumably taken at some point in the first half of the 20th century. (Source: Photo provided by homeowner)

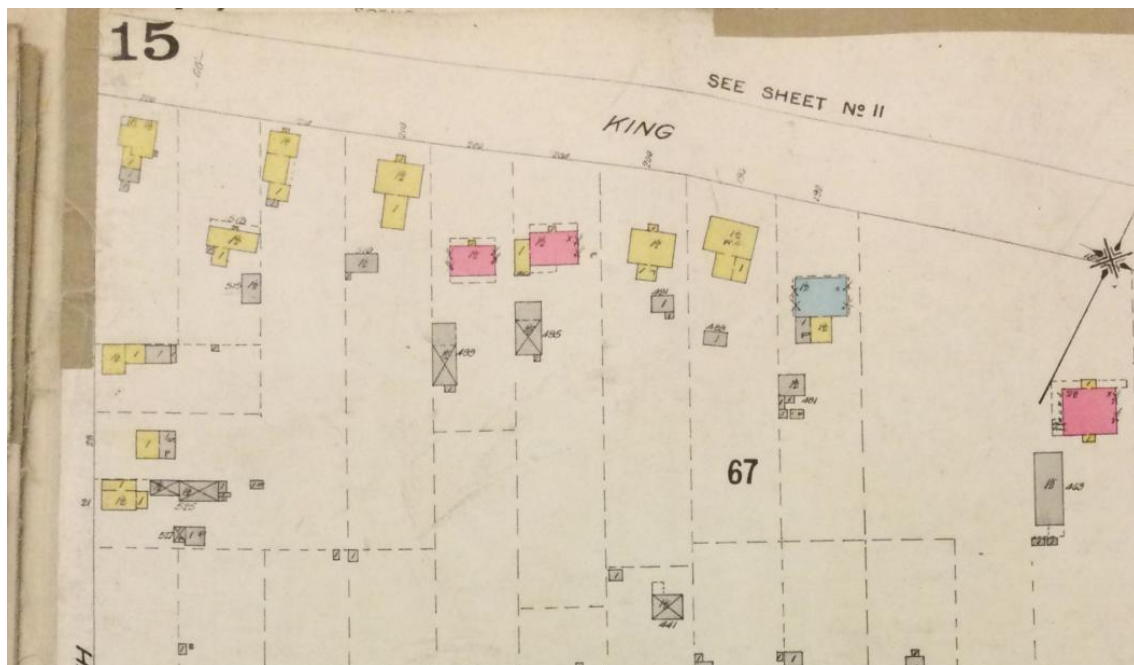
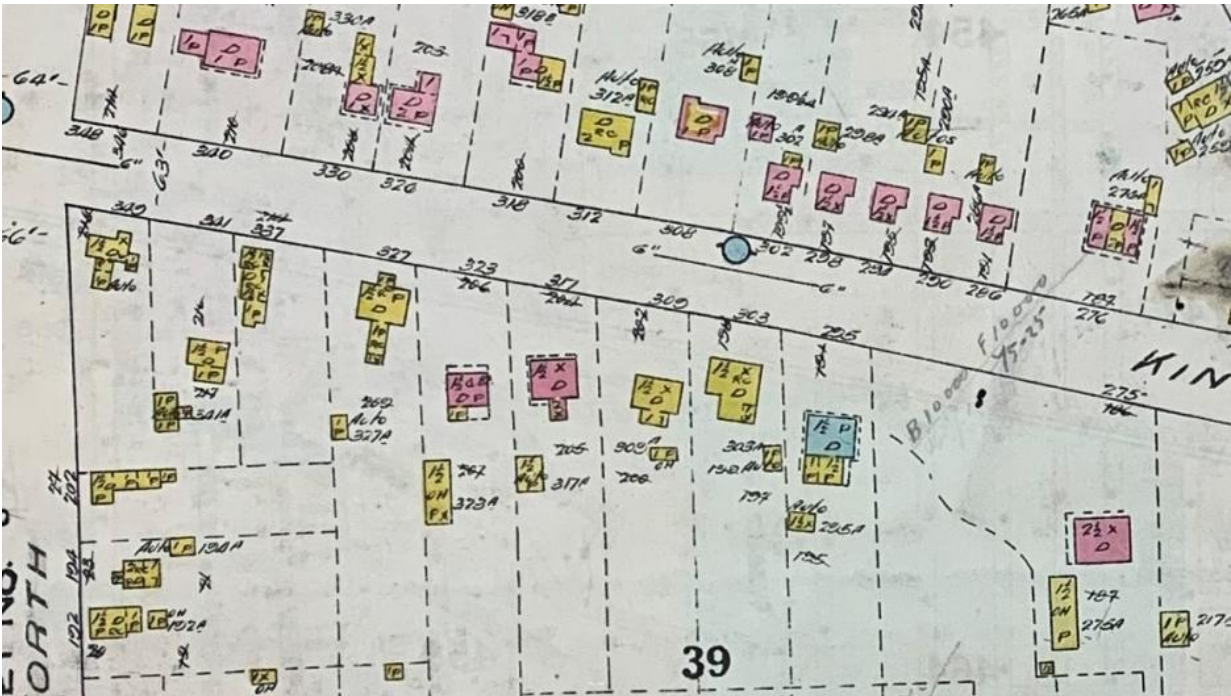


Figure 6. 1902 fire insurance plan (updated 1911) showing 323 King Street West with its front and back verandahs and sizable accessory building behind the main dwelling (Source: Underwriters' Survey Bureau Ltd., Insurance Plan for the Town of Cobourg (1902, updated 1911)).



have succumbed to the passage of time, though a lilac hedge, presumably planted at some point during the 20<sup>th</sup> century according to verbal accounts by the property owner, remains on the east side of the property<sup>29</sup>.

### 3.2 History

The Field family was the most prominent family to own the subject property at 323 King Street, occupying the house from its construction circa 1847 to the present day, and descendants of the Field family continue to reside at the property today. John Field, along with his second wife Martha (née Woodbury) and their offspring, were exceptionally active members of the Cobourg community.

#### **History: John Field**

John Field was born July 10, 1793, to parents John and Myra (Collard) Field, his father being engaged in the general mercantile trade in Somersetshire, England, for many years<sup>30</sup>. He received an academic education and, having served a six-year apprenticeship and garnered extensive experience, went into trade himself. In the early 1820s, he married his second wife, Martha Woodbury. In 1832, John came to Canada on a speculation bringing with him a quantity of dry goods. Landing at the Bay of Quinte, he loaded a wagon and followed the shore of the lake, finally settling on Cobourg, which was then a little village. He started his general store then, along with a Mr. Wood<sup>31</sup>.

Having returned to England to procure more goods, John returned to Cobourg in 1834 together with Martha and their young family; in the 1842 Census, there were 10 people living in the Field household<sup>32</sup>. A child from his first marriage stayed behind in England with relatives<sup>33</sup>. His business was a small general type of operation, originally situated on the south side of King Street, where Victoria Hall now stands<sup>34</sup>. In the mid-1840s, he built a large brick store on the north side of King Street West, across from what was to become Victoria Hall<sup>35</sup>.

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<sup>29</sup> Marina Smirnova, conversation with Barbara Tait, March 26, 2024.

<sup>30</sup> *The Canadian Biographical Dictionary and Portrait Gallery of Eminent and Self-Made Men: Ontario Volume* (Chicago; Toronto: American Biographical Pub. Company, 1880), pp. 281-282.

<sup>31</sup> Spilsbury, ed. *Cobourg: Early Days and Modern Times*; "Today in History." *The Cobourg Star*, December 6, 2005; "The Late Miss Sarah Field." *The Cobourg Star*, August 27, 1925.

<sup>32</sup> *Census of Canada*, 1842.

<sup>33</sup> Robert Mikel, *Spirit of the Place* (Cobourg, Ontario: Lighthouse Press, 2017); "The Late Francis W. Field." *Cobourg World*, October 1, 1915.

<sup>34</sup> Robert Mikel, *Spirit of the Place* (Cobourg, Ontario: Lighthouse Press, 2017).

<sup>35</sup> Spilsbury, ed. *Cobourg: Early Days and Modern Times*.



Figure 8. An undated photograph of the Field & Bros. storefront on the north side of King Street West, across from Victoria Hall. Four unidentified individuals, presumably members of the Field family, stand outside. (Source: *Cobourg: Early Days and Modern Time*).

The business prospered and after John Field's retirement in 1857, the year of Martha Woodbury Field's death<sup>36</sup>, continued to do so under the management of his sons John Collard and Corelli Collard<sup>37</sup> as well as younger generations of Fields, until the store's closure in 1930 following a disastrous fire<sup>38</sup>.

John Field helped establish the name Field and the business as a household name in the area, and by the end of the 19<sup>th</sup> century, the store grossed 8,000 square feet and carried dry goods, carpets and linens, home furnishings, dress-making supplies, ready-made clothing, etc.<sup>39</sup>. An extensive write-up in a 1901 issue of the *Cobourg World* praises the business highly for the excellence of its goods, reliability, and uniformity of their prices before giving readers a tour of all the departments in the King Street store<sup>40</sup>.

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<sup>36</sup> "Martha Woodbury Field.", *Cobourg Star*, July 29, 1857.

<sup>37</sup> Edwin C. Guillet, *Cobourg 1798-1948* (Oshawa: Goodfellow Printing, 1948).

<sup>38</sup> "Disastrous Fire at Field & Bro. Early Sunday.", *Cobourg World*, May 27, 1928.

<sup>39</sup> Spilsbury, ed. *Cobourg: Early Days and Modern Times*.

<sup>40</sup> "Field & Bro.", *Cobourg World*, April 19, 1901.

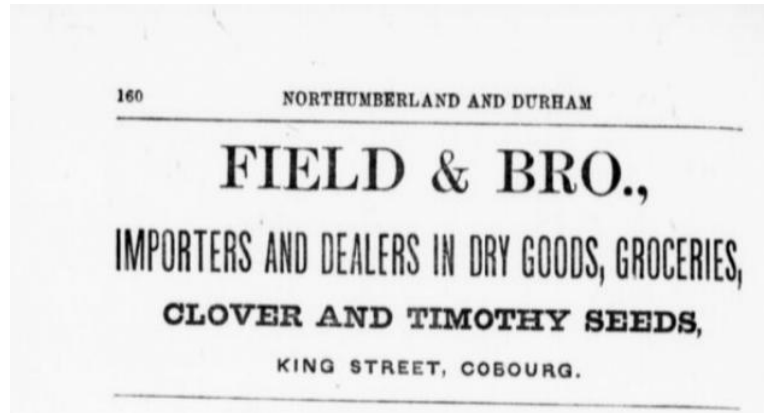


Figure 9. An advertisement for the Field & Bros. business in the *Gazetteer and General Business Directory for the United Counties of Northumberland and Durham* for 1865-6.



Figure 10. An 1883 advertisement for Field & Bros. (Source: *Cobourg World*).

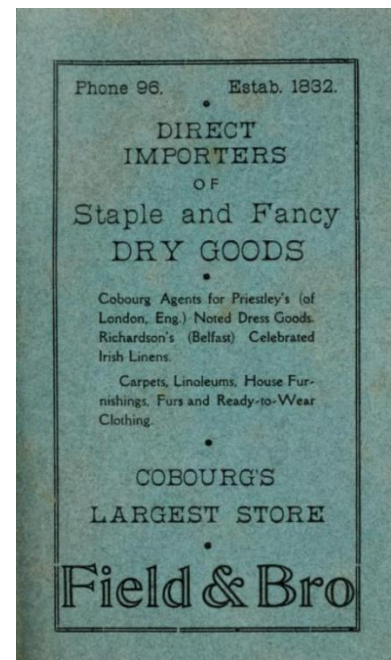


Figure 11. An advertisement for Field & Bros. in the *1909 Cobourg Congregational Cookbook*. (Source: *Toronto Public Library: Research and Reference Libraries: North York Central Library*)

John Field purchased the property at 323 King Street West in 1847 and resided in the home until his death in 1880<sup>41</sup>. John Field was considered one of Cobourg's most successful businessmen and was universally respected. He was considered a pillar of the Congregational Church of which he was a member for a long time<sup>42</sup>. John was a member of

<sup>41</sup> "Another Old Resident Gone." *Cobourg World*, July 16, 1880; "Large Funeral." *Cobourg World*, July 23, 1880.

<sup>42</sup> *The Canadian Biographical Dictionary and Portrait Gallery of Eminent and Self-Made Men: Ontario Volume* (Chicago; Toronto: American Biographical Pub. Company, 1880), pp. 281-282; "Another Old Resident Gone," *Cobourg World*, July 16, 1880.

Town council in 1860<sup>43</sup> and was the Chairman of the Finance Committee<sup>44</sup>. While never acting in that capacity, he was a Justice of the Peace<sup>45</sup>. He was considered a very prudent and careful manager of his business and was quite successful accumulating “a handsome property”, some of it being in farms, some in town buildings and a considerable sum invested in mortgages on real estate<sup>46</sup>. For instance, an 1863 ad in the Cobourg Sentinel references a building constructed by John Field – the Taunton House Hotel<sup>47</sup>.



Figure 12. A photo of the Taunton House Hotel in the late 1970s. The two-storey portion of the building to the left survives today, while the remainder of the building has been demolished. (Source: LACAC)

John and Martha Field had a large family, their youngest surviving daughter Arabella having likely been born at 323 King Street West in 1848<sup>48</sup>. Save for Francis and Sarah, who remained unmarried and continued to live at 323 King Street West until their deaths, many of John’s children had large families who went on to become lawyers, doctors, judges, politicians, merchants, teachers, making significant contributions to the Cobourg community. Several generations of Fields assisted with the management and operation of Field & Bros, including John C., Corelli C., John P., Frederick, Harry, and Cyrus W<sup>49</sup>. Likely most of the children resided at 323 King Street West for some time until they married. Both eldest sons, John C.

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<sup>43</sup> Edwin C. Guillet, *Cobourg 1798-1948* (Oshawa: Goodfellow Printing, 1948).

<sup>44</sup> *The Canadian Biographical Dictionary and Portrait Gallery of Eminent and Self-Made Men: Ontario Volume* (Chicago; Toronto: American Biographical Pub. Company, 1880), pp. 281-282.

<sup>45</sup> *The Canadian Biographical Dictionary and Portrait Gallery of Eminent and Self-Made Men: Ontario Volume* (Chicago; Toronto: American Biographical Pub. Company, 1880), pp. 281-282.

<sup>46</sup> *The Canadian Biographical Dictionary and Portrait Gallery of Eminent and Self-Made Men: Ontario Volume* (Chicago; Toronto: American Biographical Pub. Company, 1880), pp. 281-282.

<sup>47</sup> “To Be Let – Taunton House.”, *Cobourg Sentinel*, August 15, 1863.

<sup>48</sup> John and Martha Field had a daughter in 1849, after the birth of Arabella, named Sarah Julia, but she passed away at the age of eight months. “Sarah Julia Field”, *Cobourg Star*, July April 18, 1849.

<sup>49</sup> Edwin C. Guillet, *Cobourg 1798-1948* (Oshawa: Goodfellow Printing, 1948).

Field and Corelli C. Field were active politically<sup>50</sup>. The brothers represented Northumberland West as MPPs from 1879 to 1883 and from 1886 to 1898 respectively. Corelli C. also served as Mayor in 1886<sup>51</sup>. Daughter Myra married lawyer William Kerr, who was also a Mayor of Cobourg prior to being elected to Parliament as the MP for Northumberland West and was subsequently appointed to the Senate.



Figure 13. Group of John Field children with Warren grandchildren at Field House in an undated photo. Pictured are Frank, Sarah, Mary Anne Field Hamilton, Warren, Warren's wife, John C. Field, Mary Hamilton Warren. (Photo provided by Robert Mikel)

Although not as much information has been recorded about the Field women, they were also active members of their community. In 1909, the Congregational Church of Cobourg published a cookbook, featuring many recipes contributing by Field women including Mrs. Olive Field, Miss Emma Field, Miss Martha Field, and Sarah M. Field. The Field women were also involved politically in the community. Edith Macdonald Kerr, born in 1870, daughter of Myra Field Kerr and Senator William Kerr, became the first woman to hold municipal office in Cobourg in 1926, and was one of the first women in Canadian politics<sup>52</sup>. Kerr served on Town Council for several years, becoming Reeve in 1930. One other notable Field woman was Lenah Field Fisher – daughter of Frederick and Olive Field (Frederick was a child of John C. and Thirsa Field). Born in 1900, Lenah spent the majority of the second half of the 19<sup>th</sup> century involved in Cobourg politics as Chairman of Public Buildings and Deputy Reeve in

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<sup>50</sup> Edwin C. Guillet, *Cobourg 1798-1948* (Oshawa: Goodfellow Printing, 1948).

<sup>51</sup> Edwin C. Guillet, *Cobourg 1798-1948* (Oshawa: Goodfellow Printing, 1948).

<sup>52</sup> Edwin C. Guillet, *Cobourg 1798-1948* (Oshawa: Goodfellow Printing, 1948); Myra Edith Kerr MacDonald, Find a Grave Memorial, 1870–1957, Cobourg, Northumberland County, Ontario, Canada, Memorial ID 251600652, Find a Grave, <https://www.findagrave.com/memorial/251600652/myra-edith-macdonald>.

1960, remaining in the position until her political retirement in 1975<sup>53</sup>. Lenah was heavily involved in the endeavour to save Victoria Hall from demolition, restoring it to its 1860 appearance<sup>54</sup>.

While many of the Field offspring remained in Cobourg, Frank Woodbury Field and Sarah Matilda Field remained at 323 King Street West until their respective deaths on September 27, 1915<sup>55</sup>, and in 1925<sup>56</sup>. Frank assisted his brothers in the dry goods business for an unknown period of time – he is listed as a Clerk at Field & Bros. in the 1859 tax assessment records – and later became the County’s Registrar of Deeds<sup>57</sup>. Sarah Field, like others in the Field family, was a longstanding member of the Congregational Church.<sup>58</sup>

## 4.1 ARCHITECTURAL DESCRIPTION

4.1 The Field House, built circa 1847, is a representative example of an early Victorian era dwelling in the Ontario Regency Cottage style. The Regency style began in England in the early 19<sup>th</sup> century, arriving in Upper Canada shortly after 1815 with the arrival of retiring British officers<sup>59</sup>. The roots of the Regency style are in the Romantic movement of the 1700s, which was a reaction against the order, harmony, and rationalism of Georgian society<sup>60</sup>. In Ontario, the elements of high Regency style began to find themselves expressed in modest residential architecture in the Regency taste, leading to the proliferation of the Ontario Regency Cottage a few decades later.

Many of the dwelling’s remaining features contribute to the Ontario Regency Cottage style, including the massing and symmetry of the principal (north) façade, rectangular floor plan, tall chimneys, and French doors. Removed features that contributed to the Ontario Regency Cottage style in the past include the bell-cast verandah with its delicate and ornate treillage, and the rear porch, which completed the low, horizontal look and collectively

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<sup>53</sup> Linda Manning, "She's little but she's wise; she's a terror for her size," *Guelph Alumnus* (13, 1, Winter 1980): pp. 12-13.

<sup>54</sup> Linda Manning, "She's little but she's wise; she's a terror for her size," *Guelph Alumnus* (13, 1, Winter 1980): 12-13.

<sup>55</sup> "The Late Miss Sarah Field." *The Cobourg Star*, August 27, 1925.

<sup>56</sup> "The Late Francis W. Field." *Cobourg World*, October 1, 1915; "Fatal Accident to Frank W. Field." *Cobourg Star*, October 1, 1915.

<sup>57</sup> "The Late Francis W. Field." *Cobourg World*, October 1, 1915; "Fatal Accident to Frank W. Field." *Cobourg Star*, October 1, 1915.; *Census of Canada, 1901; Assessment roll for the Town of Cobourg, South Ward*. Town of Cobourg, 1859.

<sup>58</sup> "The Late Miss Sarah Field." *The Cobourg Star*, August 27, 1925.

<sup>59</sup> Robert Mikel, *Ontario House Styles: The Distinctive Architecture of the Province's 18th and 19th Century Homes* (Toronto: Lorimer, 2004).

<sup>60</sup> Robert Mikel, *Ontario House Styles: The Distinctive Architecture of the Province's 18th and 19th Century Homes* (Toronto: Lorimer, 2004).

formed an “outdoor gallery” that served as a transitional space between the indoors and outdoors<sup>61</sup>.



Figure 14. Archival photo showing the principal (north) elevation of the subject property with its front porch with bell-cast roof. (Photo provided by homeowner)

The one-and-a-half storey house has a rectangular footprint and consists of an original building and a later enclosed porch at the rear. The structure is of brick construction with a fieldstone foundation and is covered by a gabled roof, with gable ends on the east and west elevations and centered, low-pitched cross gables on the north and south elevations. The gable end itself is somewhat similar to the front gables on Gothic Ontario cottages but is not as steep. There are two symmetrically placed, inset, brick chimneys centered on the east and west elevations. An exterior brick chimney was added to the west elevation in the 20<sup>th</sup> century. Boxed eaves overhang the house, and the soffits are sloped. The principal (north) elevation is constructed in the Flemish bond, while all other elevations are laid in the common bond.

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<sup>61</sup> Robert Mikel, *Ontario House Styles: The Distinctive Architecture of the Province's 18th and 19th Century Homes* (Toronto: Lorimer, 2004).



*Figure 15. Current photo of principal (north) elevation of 323 King Street West (photo taken by Planning staff during Feb 2024 site visit). Although now absent, the verandah would have contributed to the dwelling's horizontal emphasis. The curved bell-cast roof would have made the wide expanse of roof appear lighter and more graceful<sup>62</sup>.*

The principal (north) elevation is organized into three symmetrical bays. At grade, the main door is centered, and is flanked by a rectangular opening on either side, each containing French doors. On the top storey, there is a rectangular window opening containing a casement window with two sashes. All window and door openings feature brick voussoirs. There are operable shutters flanking the French doors and top storey window, although they are not original. Surrounding the main doorway there are sidelights and a transom, with the sidelights stretching up to the top of the door and transom. The muntins in the sidelights and transom are arranged in a diamond pattern. The configuration of the half-pane-full-pane glazing pattern of the French doors is a distinctly Regency glazing pattern<sup>63</sup>.

On each side (east and west) elevation, there are two rectangular casement windows with brick voussoirs and wooden sills on the top storey.

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<sup>62</sup> Robert Mikel, *Ontario House Styles: The Distinctive Architecture of the Province's 18th and 19th Century Homes* (Toronto: Lorimer, 2004).

<sup>63</sup> Robert Mikel, *Ontario House Styles: The Distinctive Architecture of the Province's 18th and 19th Century Homes* (Toronto: Lorimer, 2004).



On the rear (south) elevation, there is an enclosed porch. This addition obscures three French doors, though the westernmost door has been modified slightly to accommodate a modern kitchen within.



*Figure 16. Current photo of rear (south) elevation of 323 King Street West (photo taken by Planning staff during Feb 2024 site visit). The screen door at grade conceals the basement walk-out entrance.*

The building is set on a high foundation, which features a period-typical<sup>64</sup> walk-out basement and cellar kitchen on the rear (south) elevation. The exterior entrance to the basement forms a partially underground porch. Beside the basement door is a single 12-over-12 hung window.

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<sup>64</sup> Margaret McBurney, *Homesteads* (Toronto: University of Toronto Press, 1979).



*Figure 17. Photo of rear (south) elevation basement with the door seen on the left-hand side of the photo (photo taken by Planning staff during Feb 2024 site visit)*



*Figure 18. Photo of inside of enclosed sunroom (photo taken by Planning staff during Feb 2024 site visit)*

There are many original features remaining in the interior of the subject dwelling. The first floor features a centre-hall plan. To the right of the stair-hall is a dining room. To the left is a parlour which extends from the front to the back of the house. Both the parlour and dining room feature fireplaces; the mantel in the parlour being somewhat more ostentatious than the one in the dining room. Both mantles are made of wood, though the one in the parlour is painted white and features Doric pilasters and a generous entablature. Both fireplaces feature inset metal (likely iron) grates with summer fire screens.



Figure 19. The parlour in the Field House (photo taken by Planning staff during Feb 2024 site visit)



Figure 20. The dining room in the Field House (photo taken by Planning staff during Feb 2024 site visit)



Figure 21. Fireplace in parlour (photo taken by Planning staff during Feb 2024 site visit)



Figure 22. Fireplace in dining room (photo taken by Planning staff during Feb 2024 site visit)

The basement features a brick fireplace and cooking crane – an iron arm affixed to the fireplace that could be swung out to the hearth, allowing the swinging of the arm to adjust the temperature inside the cooking pot.



Figure 23. Fireplace likely used for cooking (photo taken by Planning staff during Feb 2024 site visit)



Figure 24. A close-up photo of fireplace crane (photo taken by Planning staff during Feb 2024 site visit)

#### 4.1.1 Defining Attributes

The defining attributes of the property (exterior) 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 (principal) and south elevations;
- The solid masonry construction;
  - The north (principal) elevation is constructed in the Flemish bond;
  - The remaining elevations are constructed in the common bond;
- The symmetrical, three-bay composition of the north (principal) elevation;
- The building's scale, siting, and orientation on the south side of King Street West;
- The window and door openings, including:
  - The flat-headed French doors in a two-bay composition on the north (principal) elevation;
  - The main doorway, featuring sidelights and a transom, with the sidelights stretching up to the top of the door and transom;
  - The two flat-headed second-storey casement windows on each east and west elevation, symmetrically arranged in the gable ends;
  - The two flat-headed casement windows in the cross-gable ends on the north (principal) and south elevations.
- The glazing patterns found in the doors and windows, including:
  - The diamond pattern in the sidelights and transom surrounding the main doorway on the north (principal) 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 walk-out basement and cellar kitchen on the rear (south) elevation;
- The single 12-over-12 hung basement window on the rear (south) elevation.

The defining attributes of the property (interior) are:

- The centre-hall plan;
- The fireplaces symmetrically positioned at either end of the building, each with wooden mantels;
- The brick fireplace, with its wooden mantel and fireplace crane;
- The period millwork, including baseboards and crown moulding on the first floor.

## 5.0 9/06 EVALUATION AND CONFORMITY TO O.REG 9/06

The following evaluation applies Ontario Regulation 9/06, the prescribed provincial *Criteria for Determining Cultural Heritage Value or Interest* under Part IV, Section 29 of the *Ontario Heritage Act*. There are a total of nine criteria under O. Reg. 9/06. A property may be designated under Section 29 of the Act if it meets two or more of the provincial criteria for determining whether it is of cultural heritage value or interest, which are outlined in the table below.

Ontario Regulation 9/06 Criteria	Evaluation	Criteria met (Y/N)
1. The property has his design value or physical value because it:		
i. is a rare, unique, representative, or early example of a style, type, expression, material, or construction method;	The property is a representative example of an Ontario Regency Cottage home.	Y
ii. displays a high degree of craftsmanship or artistic merit;	The property does not display a high degree of craftsmanship or artistic merit.	N
iii. demonstrates a high degree of technical or scientific achievement.	The property does not demonstrate a high degree of technical or scientific achievement.	N
2. The property has historical value or associative value because it:.		
i. Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community;	The property is directly associated with the Field family in Cobourg.	Y
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture;	The property does not yield information that contributes to an understanding of a community or culture.	N
iii. demonstrates or reflects the worker ideas of an architect, artist, builder, designer, or theorist who is significant to a community;	The property does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	N
3. The property has contextual value because it:		
i. is important in defining, maintaining, or supporting the character of an area;	The subject house is important in supporting and maintaining the historic residential character of King Street West to the west of Ontario Street.	Y
ii. is physically, functionally, visually, or historically linked to its surrounding;	The property is physically, functionally, visually, and historically linked to its surroundings. It contributes to the understanding of the local community, specifically the residential part of King Street West.	Y
iii. is a landmark.	The property is not a landmark.	N

## **5.1 Design and Physical Value**

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 in Cobourg, and because it is a good remaining example of mid-19<sup>th</sup> 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-19<sup>th</sup> 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-19<sup>th</sup> century residential development along King Street West to the west of Ontario Street include its orientation to and setback from King Street.

## **5.2 Historic or Associative Value**

The Field House has historical and associative value for its direct associations with the Field family. The Field family, including John Field, his second wife Martha Field (née Woodbury), and their offspring, lived in the subject building for nearly 200 years, from the late 1840s to the present day; descendants of the Field family continue to inhabit the building. The Field family was remarkably involved in Cobourg and many of its members made contributions to early Cobourg life. 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, teachers, making significant contributions to the Cobourg community.

## **5.3 Contextual Value**

The Field House has contextual value because its scale, form, and architectural style are important in defining and maintaining the predominantly 19<sup>th</sup> and early 20<sup>th</sup> 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 19<sup>th</sup> century residential structures still standing on King Street West. As one of the structures built in this area during the mid-19<sup>th</sup> century, it is historically linked to the wave of development that arose as a result of the purchase, subdivision, sale, and development of land, initiated by the Burnet siblings, during this period.

## 6.0 STATEMENT OF SIGNIFICANCE

The Field House at 323 King Street West is recommended for designation under Part IV, Section 29 of the Ontario Heritage Act as a property of cultural heritage value or interest, as described in the following Statement of Significance.

### **6.1 Location and Description of Property**

The Field House at 323 King Street West is a 1 ½-storey brick structure with a rectangular building footprint and a gabled roof with a low-pitched cross gable on the north elevation. The property is located on the south side of King Street West, west of Ontario Street, and is located along Cobourg's historic King Street.

### **6.2 Statement of Cultural Heritage Value or Interest**

#### 6.2.1 Design and Physical Value

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 in Cobourg, and because it is a good remaining example of mid-19<sup>th</sup> 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-19<sup>th</sup> 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-19<sup>th</sup> century residential development along King Street West to the west of Ontario Street include its orientation to and setback from King Street.

#### 6.2.2 Historical and Associative Value

The Field House has historical and associative value for its direct associations with the Field family. The Field family, including John Field, his second wife Martha Field (nee Woodbury), and their offspring, lived in the subject building for nearly 200 years, from the late 1840s to the present day; descendants of the Field family continue to inhabit the building. The Field family was remarkably involved in Cobourg and many of its members made contributions to early Cobourg life. 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, teachers, making significant contributions to the Cobourg community.

### 6.2.3 Contextual Value

The Field House has contextual value because its scale, form, and architectural style are important in defining and maintaining the predominantly 19<sup>th</sup> and early 20<sup>th</sup> 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-19<sup>th</sup> century residential structures still standing on King Street West. As one of the structures built in this area during the mid-19<sup>th</sup> century, it is historically linked to the wave of development that arose as a result of the purchase, subdivision, sale, and development of land, initiated by the Burnet siblings, during this period.

## **6.3 Heritage Attributes to be Designated**

### Design and Physical Value

The heritage attributes that contribute to the value of the property as a representative example of an early 19<sup>th</sup> 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 (principal) and south elevations;
- The solid masonry construction;
  - The north (principal) elevation is constructed in the Flemish bond;
  - The remaining elevations are constructed in the common bond;
- The symmetrical, three-bay composition of the north (principal) elevation;
- The window and door openings, including:
  - The flat-headed French doors in a two-bay composition on the north (principal) elevation;
  - The main doorway, featuring sidelights and a transom, with the sidelights stretching up to the top of the door and transom;
  - The two flat-headed second-storey casement windows on each east and west elevation, symmetrically arranged in the gable ends;
  - The two flat-headed casement windows in the cross-gable ends on the north (principal) and south elevations.
- The glazing patterns found in the doors and windows, including:
  - The diamond pattern in the sidelights and transom surrounding the main doorway on the north (principal) 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 walk-out basement and cellar kitchen on the rear (south) elevation;
- The single 12-over-12 hung basement window on the rear (south) elevation.
- The centre-hall plan;
- The fireplaces symmetrically positioned at either end of the building, each with wooden mantels;
- The brick fireplace, with its wooden mantel and fireplace crane; and
- The period millwork, including baseboards and crown moulding on the first floor.

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

- The building's scale, siting, 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, siting, and orientation on the south side of King Street West; and
- The house's modest 19<sup>th</sup> 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 19<sup>th</sup> and early-20<sup>th</sup> century main street character of Yonge Street, and for visual and historical links to its surroundings are:

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

Note: the enclosed sunroom addition on the building's rear (south) elevation is not considered to possess significant heritage attributes.

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