

C O R P O R A T I O N
OF THE
TOWN OF NIAGARA-ON-THE-LAKE
BY-LAW NO. 1462-84

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN
MUNICIPALLY AS THE FIELD HOUSE, R. R. #1,
NIAGARA RIVER PARKWAY, NIAGARA-ON-THE-LAKE
AS BEING OF ARCHITECTURAL AND HISTORICAL
VALUE AND INTEREST

WHEREAS section 29 of The Ontario Heritage Act, 1974 authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of architectural or historic value or interest; and

WHEREAS the Council of the Corporation of the Town of Niagara-on-the-Lake has caused to be served on the owners of the lands and premises known as the Field House at R. R. #1, Niagara River Parkway, Niagara-on-the-Lake and upon the Ontario Heritage Foundation, notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in the same newspaper having general circulation in the municipality once for each of three consecutive weeks; and

WHEREAS the reasons for designation are set out in Schedule "B" hereto; and

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

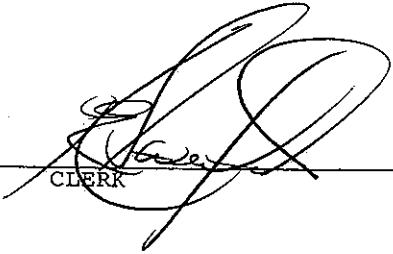
THEREFORE the Council of the Corporation of the Town of Niagara-on-the-Lake enacts as follows:

1. There is designated as being of architectural and historical value and interest the real property known as the Field House at R. R. #1, Niagara River Parkway, Niagara-on-the-Lake more particularly described in Schedule "A" hereto.
2. The municipal solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" hereto in the proper land registry office.

3. The Clerk is hereby authorized to cause a copy of this by-law to be served on the owner of the aforesaid property and on the Ontario Heritage Foundation and to cause notice of the passing of this by-law to be published in the same newspaper having general circulation in the municipality once for each of three consecutive weeks.

READ A FIRST AND SECOND TIME THIS 20th DAY OF August , 1984.

READ A THIRD TIME AND PASSED THIS 20th DAY OF August , 1984.


CLERK


LORD MAYOR

SCHEDULE "A" to
By-law No. 1462-84
THE FIELD HOUSE
R.R. 1, Niagara River Parkway, Niagara-on-the-Lake

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the Town of Niagara-on-the-Lake (formerly in the Township of Niagara), in the Regional Municipality of Niagara (formerly in the County of Lincoln) and Province of Ontario, and being composed of part of Township Lot No. 15 in the said Town of Niagara-on-the-Lake (formerly in the Township of Niagara), which said parcel may be more particularly described by R. Blake Erwin, O.L.S. as follows:

FIRSTLY:

COMMENCING at an iron bar planted at the north-easterly angle of the hereindescribed lands, said point of commencement being located as follows:

BEGINNING at the north-westerly angle of said Township Lot No. 15;

THENCE EASTERLY in the northerly limit of said Township Lot No. 15, 3442.7 feet to its point of intersection with the westerly limit of the lands of the Niagara Parks Commission;

THENCE SOUTHERLY in the westerly limit of the lands of the Niagara Parks Commission by the following courses and distances;

SOUTH 34 degrees, 43 minutes east, 362.05 feet;

SOUTH 29 degrees, 13 minutes east, 207.69 feet;

SOUTH 20 degrees, 51 minutes east, 145.84 feet to a point of curve;

THENCE SOUTHERLY on a curve to the right continuing in the westerly limit of the lands of the Niagara Parks Commission, having a radius of 898.85 feet, a total arc measurement of 155.64 feet to the point of commencement aforesaid;

THENCE from said point of commencement southerly in the westerly limit of the lands of the Niagara Parks Commission on a curve to the right having a radius of 898.85 feet, a total arc measurement of 100.43 feet to a point;

THENCE south 87 degrees, 19 minutes west, 248.94 feet to a point;

THENCE north 2 degrees, 53 minutes west, 100.0 feet to a point in a fence line running easterly and westerly across said Township Lot No. 15;

THENCE north 87 degrees, 19 minutes east in and along said last mentioned fence line, 241.15 feet to the place of beginning.

Said lands above described being the lands shown bordered in red on the Plan dated May 8, 1951 and attached to a Deed registered as Instrument No. 14389 which was amended December 19, 1952, said amended Plan being attached to a Deed registered as Instrument No. 15759, and which was further amended July 6, 1954, said

further amended Plan being attached to a Deed registered as Instrument No. 8735, which said Plan forms part and parcel of this description.

SECONDLY:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Town of Niagara-on-the-Lake (formerly in the Township of Niagara), in the Regional Municipality of Niagara, (formerly in the County of Lincoln), and Province of Ontario, and being composed of Part of Township Lot No. 15, in the Town of Niagara-on-the-Lake (formerly in the Township of Niagara), being the northerly thirty-five (35) feet from front to rear of the lands hereinafter described;

COMMENCING at an iron pipe planted in the westerly limit of the lands of the Niagara Parks Commission, said point of commencement being located as follows:

BEGINNING at the north-west angle of said Township Lot No. 15; THENCE north 88 degrees, 43 minutes east in the northerly limit of said Township Lot 15, 3442.7 feet to a point in the westerly limit of the lands of the Niagara Parks Commission.

THENCE south 34 degrees, 43 minutes east, in the westerly limit of the lands of the Niagara Parks Commission, 362.05 feet to a point;

THENCE south 29 degrees, 13 minutes east in the westerly limit of the lands of the Niagara Parks Commission, 207.69 feet to a point;

THENCE south 20 degrees, 51 minutes east in the westerly limit of the lands of the Niagara Parks Commission, 145.84 feet to a point of curve;

THENCE southerly in the westerly limit of the lands of the Niagara Parks Commission, on a curve to the right, having a radius of 898.85 feet, a total arc measurement of 256.07 feet to the point of commencement;

THENCE CONTINUING SOUTHERLY on a curve to the right in the west limit of the lands of the Niagara Parks Commission, having a radius of 898.85 feet, a total arc measurement of 25.81 feet to an iron pin;

THENCE south 2 degrees, 53 minutes east in the westerly limit of the lands of the Niagara Parks Commission, a distance of 144.74 feet to a point;

THENCE south 89 degrees, 23 minutes west, a distance of 250.0 feet to a point;

THENCE north 2 degrees, 53 minutes west, a distance of 161.53

feet to a point;

THENCE north 87 degrees, 19 minutes east, 248.94 feet to the point of commencement.

SCHEDULE "B" to

BY-LAW NO. 1462-84

The Field House, circa 1800
R. R. #1, Niagara River Parkway
Niagara-on-the-Lake, Ontario

This was originally a three-storey brick house, Georgian in design, built about 1800 for Gilbert Field on land granted to his father as a United Empire Loyalist. At the end of the war of American Independence, the family had come as United Empire Loyalists from New Jersey, and his father had established a blacksmith shop and wagon-making business in Queenston.

A centre hallway, from which the main staircase rose to the second floor, divided the house in half. Immediately to the left was a small room, used perhaps as an office or study. Behind it lay the "keeping room", a place where the family lived, cooked, and ate. Together, these two rooms constitute the present living room. The immense cooking fireplace of the former "keeping room" is still intact and the bake oven, possibly an early addition, beside it. On the inside wall of the living room the servants' staircase led to the second floor. On the opposite side of the hall the "best parlour", now the dining room, occupies the front of the house, and a bed chamber, now the kitchen, was at the rear. Upstairs, the wall beside the present staircase separated the house into two suites of rooms, that over the keeping room area possibly reserved for servants and the other four bedrooms used by the family.

During the War of 1812, both friend and foe made use of the Field House. A month before the battle of Queenston Heights, General Brock rented it as a barracks. On the morning of that battle, it was reported to have been struck by five cannonballs fired across the Niagara River. A few days later, a company of the 1st York Militia was posted there, and in the following spring detachments of the British 49th and 41st Regiments occupied the big brick house.

After the Americans captured Fort George on May 27, they made use of Field House as a barracks and a hospital. As the summer wore on, however, they were gradually confined to a small area centred on Fort George and the town. Gilbert's son, Daniel, was employed with his father's team when our forces retreated to Burlington Heights, and on his return in November 1813 was captured at the house by a party of Americans from Fort George. At the end of the War a sizable claim for rent, damages, looting, and fire was put forward by Gilbert Field's widow.

This is one of the few houses of this area which survived the War of 1812. Several examples of the early trim survive, very typical of the late 18th century and the period prior to the War, rather simple bold mouldings which adorn some of the doors and windows, notably in the living room, and the very fine mantelpiece in the north-east bedroom overlooking the river. Much of the other older work appears to be just after the War (1812), possibly refurbishing of the interior necessary at the time. Sometime later the roof, said originally to have had a steeper pitch, a late 18th century form, was burnt and rebuilt in the very much lower shape now seen.

Daniel Field, his brothers, and his neighbours, the Browns and the Vroomans, lie buried in the Field Cemetery, about two hundred yards south of the house. The Fields continued to live here till about 1925, when a death in the family led to the sale of the house. By that time the main fireplace and the bake oven had been covered up, and the house was heated by stoves. A partition below the main beam of the living room divided that side of the lower floor into a kitchen and a dining room of equal size. The servants' staircase on the living room wall was still in use, however.

During the succeeding years the Field House passed through various hands. Less than twenty-five years ago it had fallen into a very poor state of repair and was threatened with demolition. In June 1961 Judge Robert J. Cudney purchased the property and began its restoration. It was he who saw to the sympathetic additions and changes including the porch and ornamental cornice and some internal improvements as well as essential repairs. New living room and kitchen mantelpieces and the stair balustrade are 1963 additions designed to be in keeping with the character of the original house.

In 1968 the Field House was acquired by the Ontario Heritage Foundation from the Cudney family. It was rented to Mr. and Mrs. John L. Field until 1972 and between 1972 and 1980 to Mr. and Mrs. Hudson Stowe. In the summer of 1980 the house was sold to Mrs. J. E. Karout by public auction and subject to a perpetual easement held by the Foundation. This easement stipulates that an owner cannot alter heritage aspects of the building without prior approval by the Foundation.

The Field House is designated for architectural and historical reasons. The structure is a handsome example of Georgian architecture, dating from the early part of the 19th century, that has been well preserved. Moreover, it is one of the few houses of this area which survived the War of 1812. Its close association with events and persons of the War of 1812 lend it a degree of historical interest.

The designation includes the exterior envelope of the house, incorporating form and detail, together with the interior woodwork specified in the heritage easement between the owner and the Ontario Heritage Foundation. The interior woodwork of the building consists of the following:

- (i) window frames (including reveals, soffits and sill(s
- (ii) doors (including reveals, soffits and door frames);
- (iii) baseboard trim;
- (iv) chair rails;
- (v) mantelpieces; and
- (vi) balustrade;

of the living room, dining room, lower and upper halls, south-east bedroom, north-east bedroom and north-west bedroom only.