

CULTURAL HERITAGE IMPACT ASSESSMENT

540 KING STREET EAST

Cobourg, Ontario

April 5, 2022



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1.0 Introduction

1.1 Purpose of Report

The property that is the subject of this heritage assessment is a four hectare parcel of land at the east end of the Town of Cobourg that contains a heritage dwelling and barns, along with associated pasture land. 540 King St. E. was originally part of a 200-acre dairy farm that straddled the CN/CP railway corridor, but is now located entirely south of the railway within the urban area of Cobourg. Intended to be developed as a condominium project with approximately 90 units, the subject property has been listed on Cobourg's heritage register for its cultural heritage significance. Consequently, a heritage assessment is required by the municipality in order for the various development applications to be processed.

1.2 Description of Property

The subject property has a frontage of 193.18 m on King St. E. and an average depth of approximately 200 m with a lot area of 3.97 ha. An older two-storey brick dwelling is located approximately 42 m north of the highway. The site is flat and largely devoid of vegetation except for wooded areas in the northwesterly portion and at the southeast corner. A long gravel driveway provides access to the dwelling and barns, the larger of which is a brick-clad vacant dairy barn (beside which is located two concrete silos) along with a smaller steel-clad frame barn.

1.3 Surrounding Land Uses

To the north of the property is agricultural land that is part of the Cobourg East Secondary Plan area; to the east and west is agricultural land that is designated "Environmental Constraints" on the Official Plan; to the south, across County Rd. No. 2, is agricultural land designated "Mixed Use Corridor Area", and to the southwest is an existing subdivision.

1.4 Description of Cultural Heritage Resources

1.4.1 Dwelling

A mix of Gothic Revival and Italianate, 540 King St. E. has a pleasing combination of features, including: a "gable and wing" L-plan layout with an additional wing at the centre back; tall, paired windows with carved double hood moulds, keystones, a floral motif, and a brick inset in a herringbone pattern; a variety of window styles; arched and flattened-arch hood mouldings with curlicue ends; quoins; first-floor bay windows on the south and west façades with flared copper roofs; decorative gable trim with cross bracing, finials, and fretwork, also with curlicues; fieldstone foundation; two-over-two sash windows—some lancet-shaped, some with rounded frames; and decorative carved cornice brackets.

Two of the main original features of the façade, as seen in the illustration from the 1878 Belden *Atlas*, are unfortunately now gone: the front porch and the Italianate tower. According to local historian Rob Mikel, "Originally, a wood tower with a mansard roof surmounted the entry porch at the front door, but that was an uncommon feature in this area." This square tower was tucked into the corner where the two front wings of the L-plan meet, and had a Second Empire roof, another style growing in popularity at the time.

Though in need of repair and restoration, the interior also demonstrates many examples of fine craftsmanship in wood and plaster; for example, the original ground-floor layout; carved door and window casings with rope moulding downstairs and roll upstairs; curved wooden stairs, spindles, newel post, and banister; elaborate plaster crown mouldings in the front rooms; substantial baseboards throughout; panelling in the bay windows; high ceilings; decorative arch in the foyer; original floors; and the carved wood front-door surround with etched glass broken-transom lights (now covered) and one-over-one round-headed side lights.

On the north elevation is a spacious attached 1 ½-storey brick drive shed with double doors on the north and south elevations and more decorative vergeboard trim.

1.4.2 Barn

Notwithstanding its many notable owners, possibly the single most significant heritage feature of this property is its surviving brick barn.

Although there are other examples in Ontario of “brick end” barns, in which the gable ends of the structure are constructed of brick, the experts and historians we consulted are aware of few—if any—other known examples of a fully brick structure, and none in Ontario. The Beatty barn may well be unique.

The *Northumberland and Durham County Atlas* of 1878 depicts the Beatty farm in full operation, providing a helpful, if possibly idealized, view of the buildings when they were new. It is clear that the current barn was part of a large, interconnected complex and is now the only survivor. James Beatty was known for his extensive horse-breeding operation, which included a quarter-mile racetrack, so this barn and its vanished accessory structures was an essential part of the reputation of the farmer and the farm.

The style appears to be that of an “English barn,” meaning that the cart doors are positioned on the long sides, not the gable ends. The familiar gambrel-style roofs were not common at that time; the original most likely had a gable roof, as indicated in the *Northumberland Atlas* illustration.

Will Samis, who grew up north of Colborne, and whose family emigrated from Vermont to Wicklow, east of Grafton, in 1804, is very familiar with this property. Mr. Samis is also a Director of the Ontario Barn Preservation organization, and provided information on the barn’s construction and operation, based on photographs taken during a recent site visit.

Mr. Samis notes that many 19th-century barns may represent the second or third such structure on a property, aka “the final barn.” Usually they were torn down and replaced, but their large posts or beams were reused, and roofs were the parts most often replaced. Indeed, evidence suggests that additions were made to either end of the original barn on this property, which now forms the centre of the structure.

The current roof, from the level of the bricks up, is probably relatively recent; the widely spaced boards and steel roof panels suggest it was likely replaced in the 1920s–1950s. The original frame roof would have been shingled.

The two large silos are connected to the barn on the west side by a covered wooden structure.

The silos appear to be constructed of cinder block and would have been erected within the last 75 years, likely in the 1950s or 1960s, to store silage and haylage (fermented hay) to help the dairy cattle produce consistently. Before farms became specialized (to dairy farming, in this case), the silos were primarily designed and built for grain, mainly wheat and barley, which the farmer would have harvested in the fall and threshed in the barn on the “threshing floor” over the winter.

Marks noted that some of the barn’s beams indicate re-use; e.g., the four mortise holes above the cart doors may indicate a false floor (see photo) or the re-use of the beam from an earlier incarnation of the frame. These doors, which are on both the north and south elevations, are known as the “great cart doors,” and could handle a horse-drawn cart fully loaded with straw or hay. Differences in the colours of the plate (a plank or planks that supports the roof on top of the brick wall) and ties suggest different histories; e.g., there appears to be new brick around the tie beams in the wall.

The most notable—and possibly unique—heritage feature or attribute of this barn is the fact it is entirely constructed of brick. Although he is aware of some stone barns, Mr. Samis is unaware of any other example in Ontario of a barn constructed entirely of brick. Using brick might have been a mark of status, of a gentrified operation, or it might have had a more practical purpose. A Greer family descendant shared some family lore about why James Beatty might have gone to the trouble and expense of building his barn in brick: apparently, because his farmstead was close to the railway track, he had lost an earlier barn complex to a fire caused by a spark from a passing train!

Local historian Tom Cruickshank says that he learned early brick houses (i.e., pre-1860) were made from kilns built on site, while later brick houses (i.e., post-1875) were almost always made from factory brick. It remains to be determined which was the case for Beatty’s home and barn, but there were certainly local options if he wished to have the brick supplied, and it seems he was well-off enough to have chosen to buy vs. fire his bricks. Northumberland Archivist Abigail Miller found that an 1870 directory included two well-established brickmakers in Cobourg: James Palmer at Division St. and Thomas Moffatt at Tay St., and Tom Cruickshank notes that there were also at least two brickworks near Port Hope: Crowhurst’s, near the present Hwy 401/Hwy 28 interchange, and Reynolds’s near Dale. Brickmakers were still using wood-fired kilns to make brick in the 1870s; this required a plentiful supply of timber to fire the kilns.

There were three types of brick used at this time: hard, medium, and soft. The hardest bricks were called “black ends” or “blackheads” and would have been used around exposed openings, such as the small diamond shapes included in the front and back walls of the Beatty barn. Medium-hard vitrified bricks, known as “red stretchers,” were used on exterior walls, while the softest and lightest brick, called “salmon brick,” was used on the interior.

Mr. Samis calls the diamond-shaped openings in the front and back walls “embellishments” or “fret work,” but although they are also decorative, they had an important function as sources of ventilation and natural light, which was at a premium in solid walled barns. Ventilation is particularly important in the upper, loft section of the barn, which is known as the “mow” (rhymes with “cow”). Similar holes in the gable ends of barns were sometimes referred to as “owl holes” or “martin holes,” allowing access to these beneficial creatures; these openings were often in decorative shapes such as iron crosses or triangles.

Walls may be constructed of two or three layers of brick, while below the brick is likely fieldstone, dating the barn to the 1800s; fieldstone was replaced by concrete in the 1920s.

The barn's lower level, where the animals were housed, called a "byre," included a "stable cleaner"; a gutter fitted with a board scraper operated by mechanical pulleys that removed cow dung for collection outside and application to the fields as fertilizer. Also evident on the south elevation from the time of the Greens' dairy-farming operation are the remains of the "milk house," where the bulk tank and cooling equipment would have been housed to hold the milk before delivery. It is possible to see the foundations of the milk house in the satellite photo of the barn.

Overall, the cultural heritage significance of this structure cannot be overstated. Our research shows not only that it has had a long association with the community, but that it may well be unique in Ontario in design and construction.

1.5 Owner's Contact Information

The owners are Ruth Kane Juodzevius and Napalys Juodzevius, 2305 SW 16 Terrace, Miami, Florida, USA 33145.

2.0 Background Research and Analysis

2.1 Area History

The area now occupied by present-day Cobourg was home to Indigenous peoples for thousands of years. Around 1695, following the 17th-century dispersal of the Wendat people, the Mississauga Nation, a branch of the greater Ojibwa Nation of the Three Fires Confederacy, moved southward from their former homeland north of Lake Huron to take advantage of the growing fur trade. The Mississauga settled into community groupings at the mouth of the Humber and Credit Rivers and on the shores of Rice Lake, Mud Lake, and Lake Scugog.

The seven First Nations signatories to the 1923 Williams Treaties include the Mississauga of Scugog Island, Alderville, Hiawatha, and Curve Lake, and the Chippewas of Rama-Mnjikaning, Georgina Island, and Beausoleil First Nations.

Cobourg is located within the Williams Treaty Clause 2 lands. Clause 2 states as follows:

All that parcel of the land situate in the Province of Ontario and described as parts of the Counties of Northumberland, Durham, Ontario and York, commencing at the point where the Easterly limit of that portion of the lands said to have been ceded in 1787 [the Toronto Purchase], which was confirmed on the First of August, 1805 of record as Number Thirteen in Volume One of the Book of Surrenders...

The land occupied by present-day Cobourg is located in the traditional and treaty territory of the Anishinabeg (the Mississauga) and the Chippewa Nations. Today, Cobourg's closest Indigenous neighbours are the Mississauga of Alderville First Nation at Rice Lake, as well as Hiawatha, Scugog Island, and Curve Lake First Nations.

Alderville has been home to the Mississauga Anishinabeg of the Ojibway Nation since the mid-1830s. Before that time, the people lived in their traditional lands around Bay of Quinte (Grape Island), but with the influx of refugee settlement after the American Revolution, they found themselves under increased pressure and their traditional hunting territories were steadily eroded. After the British lost the American colonies in 1783, they were forced to relocate the soldiers and civilians in the U.S. colonies who had been loyal to the King. For this reason, the Bay of Quinte became one area of settlement for those who became known as the United Empire Loyalists. As a result, the traditional economy of the Mississauga along the St. Lawrence River and the Bay of Quinte was under continued pressure for the next 40 years.

Despite the pressures of Christian conversion and assimilation, with increasingly harsh policies, the Mississauga have held on to their culture, including the traditions and the Ojibway language. This resistance to complete assimilation has become the basis upon which the cultural survival of the people has been maintained.

2.2 Brief History of the Town of Cobourg

The land occupied by present-day Cobourg was previously the territory of the Anishinaabe peoples (the Mississaugas).

European settlers first started arriving in the area around Cobourg in the 1780's. The town, originally several smaller villages, including Amherst and Hardscrabble, was founded in 1798 by United Empire Loyalists and was later named Hamilton. Following the War of 1812, a number of influential men moved to Upper Canada with a vision of growth and prosperity, working to create a leading centre of commerce and developing roads, the harbour, and connections to the interior to facilitate trade. The town was renamed Cobourg in 1818 in recognition of the marriage of Princess Charlotte Augusta of Wales to Prince Leopold of Saxe-Coburg-Saalfeld, and on July 1st, 1837 was officially incorporated.

By the 1830s Cobourg had become a regional centre due to its harbour on Lake Ontario, followed by the town's zenith as a political, religious, economic, and social centre in the period from the 1840s to the 1860s, when Cobourg had become one of the largest towns in the province and its future seemed bright, possibly even as the Upper Canada capital. A mania of growth led to the community overextending itself in investments and infrastructure, including the ill-fated Cobourg and Peterborough Railway and building the new town hall. (The hall, called Victoria Hall and officially opened in 1860 by the Prince of Wales, was declared a national historic site in 1959.) An economic depression in the 1860s and early 1870s then led to a drop in population and prospects.

However, the development of the harbour, the short-lived railway and the resulting trade in iron ore with the U.S. that it promoted led to many Americans discovering the delights of summering in Cobourg. From 1874, Cobourg rose to become a very popular and fashionable summer resort and was for many years the most popular resort for American military men and veterans, who stayed in the six summer hotels and hundreds of cottages and houses rented or built, including some very large mansions. In addition, from 1907 to 1952, a ferry service connected Cobourg and Rochester, New York, allowing Americans to reach Cobourg more readily. Men of Canada (1896) describes Cobourg's appeal to American visitors:

A factor which speaks volumes in favor of Cobourg is that southern visitors who came here fifteen or twenty years ago, and for the first time enjoyed the pure and invigorating ozone of this locality, have returned every year since...while Lake Ontario, stretching to the southward, affords a tempting opportunity for boating and sailing, its merry, rippling waters, dancing in sun or moonlight, being usually speckled with craft of all kinds.

Though visitors came annually from all over the United States, this started to decline by the 1920s. During WWI Cobourg was one of the highest-contributing towns to the war effort and then during the post-WWII boom, several large industries located in Cobourg, including the No. 26 Ordinance Depot, Canadian General Electric, and General Foods. From the 1870s to the 1950s the population remained stable at approximately 5000 permanent residents, and between 1941 and 1961 the population nearly doubled. Since then, the Town's population has gradually increased to approximately 18,000.

After several decades of coal and oil shipments in and out of the harbour, a decline in demand for coal and other changes led to an ambitious plan to rethink and redevelop Cobourg's waterfront into a boating and recreational centre. Throughout the late 1980s and early 1990s, the town invested heavily in purchasing property along the waterfront and beautifying the area. A boardwalk was developed to connect the harbour and large sandy beach while further pathways were created to encompass Victoria Park and the historic downtown. Because of this renewal and revitalization, many community activities now revolve in and around these spaces.

The Town of Cobourg is now the largest municipality in Northumberland County, an upper tier level of municipal government that includes seven municipalities

2.3 History of the Site

The property identified as 540 King Street East features prominently in the history of the Town of Cobourg, back to the earliest days of settlement. Our research shows that many of its owners were notable residents, including James Cockburn, Cobourg's own Father of Confederation, and are connected, directly and by marriage, to a lengthy list of names that figure prominently in the town's archives and history books. Many of these belonged to people who served the needs of the growing town and, indeed, country, while supporting their own families through work on the farm.

The Victorian farmhouse, which was most likely constructed by James Beatty *circa* 1876, and is currently painted a bright red, is a local landmark on the old King's Highway, marking the east edge of town. The main line of the (former) Grand Trunk Railway, which by 1859 stretched all the way from Portland, Maine to Chicago, cuts across the property's north boundary not far from the barn. Originally, the farmland continued north of the tracks; farmer would access his fields by crossing the tracks at a level crossing.

By the mid-1800s, Cobourg's favoured house styles began to shift from Georgian (called "Federal" in the U.S.), a style more familiar in New England villages, to those more reflective of a British town, including Regency, Gothic Revival, and Greek Revival. One of the most striking transitions was from frame construction to brick, as the combination of greater availability of brick from local brickyards and more prosperous citizens who could afford this material.

Northumberland County historian Tom Cruickshank notes that the bricks for early brick houses (pre-1860) were often made from kilns built on site; later examples (e.g., post-1875) were almost always made from factory brick. At the close of the 19th century, there were at least two local brickworks—James Palmer at Division St. and Thomas Moffatt at Tay St.—as well as at least two in Port Hope. Additional research may be able to determine whether the Beattys' house, their barn, or both, were built with one or the other. (See the "Beatty Barns" section for more information.)

At the time of the house's construction, Cobourg was undergoing a building boom, with large sections of the downtown being constructed in the popular Italianate style so common to Ontario's 19-century downtowns. Although there was a shift to these popular English styles, Cobourg remained for the most part architecturally restrained and unadventurous. The James Beatty house is a notable exception! In his book *Cobourg: The Spirit of the Place*, local historian Rob Mikel describes the house as "a fine Italianate villa...[that] is one of the best examples of unrestrained Victorian architecture in the area."

2.4 Heritage Context

2.4.1 Nearby Heritage Resources

Along King Street East, Cobourg, there are several properties of cultural heritage significance and interest, some of which were the site of compelling stories in the history of the area. Among these properties are three designated under Part IV of the Ontario Heritage Act:

- 411 King St E., known as “Sidbrook” (1857);
- 427 King St. E., known as “Midfield” (1877), later called “Tangmere”; and
- 444 King St. E., known as “Castleton” (c. 1817–1835), later called “Green Acres.” Castleton is an early Ash family house (see below), remodelled in the 1840s.

In addition, there are two properties on Cobourg’s Register of Properties of Cultural Heritage Value and Interest:

- 390 King St. E., known as “Strathmore,” 1878: and
- 460 King St. E., known as “Sunnyside Cottage” or “Ballinderry Lodge,” 1878; also called the “Checkerboard House,” which was built by successful local butcher Leopold Kobold in alternating red and buff brickwork reminiscent of the German or Low Country style of his homeland.

To the immediate east of 540 King St. E., which is located on Lot 10 of Broken Front Concession A/B, is Lot 9, the original home of one of the area’s earliest settler families, the Ash family. A summary of the significance of the Ash brothers to Cobourg follows.

In 1795 [some sources cite 1797], accompanied by their father, George Sr., the brothers emigrated to Upper Canada from Genesee County, New York, attracted by Governor Simcoe's offer of land. There were four Ash brothers: Samuel, George Jr., Joseph, and James. According to W. Allen Fisher, Ash family historian and a descendant of Samuel Ash, brothers George Jr. and James were the first settlers on the site of the Town of Cobourg. All five secured grants of land on the lakeshore east and west of Cobourg and around present-day D'Arcy St. James Ash received Lot 12, Concession 1; George Ash Sr. Lot 12, Concession B; George Ash Jr. Lot 13, Concession B; Joseph Ash Lot 31, Concession 2; and Samuel Ash Lot 9, Concession B.

In his book, *Hidden Ontario: Secrets from Ontario’s Past*, Terry Boyle tells the following story about Samuel Ash and his wife, Anne (née Wolcott):

Among the many privations from which the settlers suffered, one of the greatest was the lack of footwear. Mr. Ash would tell in later years how he sometimes came home from work in the evening to find his wife absent. He would know that she had gone in search of the cows, which were in the habit of straying into the woods. He would then set out to look for her, in the knowledge that he could find her by tracing the marks of her bleeding feet on the stones and brush as she went along.

Joseph Ash Sr. and his father George Ash were radical reformers, and were involved in the well-known “Cobourg Conspiracy,” which took place at Lot 9, next door to the subject property, and involved many people related to the subject property, including a member of the Wolcott family that held the original patent for Lot 10. The following account combines information from the Cobourg Museum and an article in the 1937 Canadian Historical Review by local historian Edwin C. Guillet:

The Cobourg Conspiracy

Mackenzie's Rebellion of 1837 was quickly quashed and the involvement of soldiers from Cobourg was chiefly in the mopping-up operation which followed. But unrest continued for some time and the next year Cobourg had its own bit of excitement with what has become known as: The Cobourg Conspiracy.

Cross-border raids against Canada by freewheeling American "buccaneers" as well as by American "patriots" continued for a number of years. It is important to note that citizens of all political stripes were together in wanting Mackenzie's armed rebellion to be put down. Nevertheless, following the release of the Durham Report of February 1839, which recommended many of the reforms for which Mackenzie had campaigned, the moderate Reformers of the province felt encouraged to show their support more openly. In the Cobourg area, such meetings of support were held, a "Lord Durham and Reform" flag flown, and feelings began to run high. One particular meeting degenerated into "a typical, old-time bloody battle." The Toronto Examiner called it a peaceful meeting "disturbed by a band of Orange ruffians," [the Orange Lodge was a right wing anti-Catholic, pro-British institution] who "at the instigation of the Family Compact" committed "most bloody outrage." Encouraged by all this was one Samuel P. Hart. Hart had been a printer with Reform sympathies, a resident of Cobourg and Belleville. After having his Belleville plant destroyed by loyalists he fled to the United States and there began to plan revenge with a number of other Patriots.

On Saturday morning, July 27, 1839, a schooner left Oswego, New York, ostensibly heading for Niagara. It soon became clear to the crew that the actual destination was Cobourg. By overhearing chance bits of conversation, [the crew] were able to gather that Cobourg was to be burned after the bank had been robbed and two or three individuals plundered or murdered... one for his part in cutting-out the Caroline, the supply boat of the Navy Island Patriots. On landing just east of Cobourg the conspirators made rendezvous at the Joseph Ash farm with some local supporters. Among other things discussed was the plan to rob "Squire" Henry's private bank opposite St. Peter's Church, and further, "to rid Cobourg, in particular, and Upper Canada in general, of two prominent members of the Boulton family, the Hon. George S. and his nephew D'Arcy, both strong supporters of the Family Compact."

Walter Wolcott [son of Roger, the Ash's neighbour at Lot 10] was apparently being counted upon to provide a waggon for some part of the enterprise, and his inability to do so until Monday night, together with a request by Moon to delay the affair twenty-four hours, led to a postponement on his return from Cobourg, when Foster Sprague, a sailor, was also present, with the apparent intention of joining the conspiracy.

During a number of delays in carrying out their plans, one of the conspirators, Henry J. Moon, thought better of his involvement and was able to personally warn D'Arcy Boulton of the plan. On July 29, a "body of trusty men" including Boswell, Ruttan, Boulton, and magistrate Chatterton, who attended to deal with the prisoners, met at Captain J.C. Boswell's home, mounted their horses, and proceeded eastward along the Kingston Road. They surrounded the homes of the Messrs. Ash and demanded entrance "in the Queen's name." The elder Ash was

found hiding in his pig-pen, and both father and son, after at first denying that any men were in their homes, later made superficial excuses for their presence.

Some of the conspirators escaped through windows and into the woods, but the principals, including Hart and Ash, were caught.

The conspirators were brought to trial on Friday, September 13. Acting as their defence attorney was the same D'Arcy Boulton against whom they had allegedly plotted! Samuel Hart was sentenced to seven years' hard labour in the Penitentiary, Joseph Ash Sr. to six months in jail and a fine of £100 and Joseph Ash Jr. to five months in jail and a fine of £50.

The account also notes: "The family still occupy the same farm, near the 'Kingston crossing,' where the Canadian National and Canadian Pacific railways cross the Kingston Road. Records in the Registry Office, Cobourg indicate that the first patent for land in Hamilton township was that taken out by Joseph Ash in 1798."

2.4.2 Heritage Context – Cobourg Official Plan

Section 5.5 of the Town's Official Plan sets out a series of heritage goals, objectives and policies applicable to new development in heritage conservation district/s as well as properties on the Heritage Register or adjacent to those properties. Policies relevant to the subject property include the goal to provide for the conservation, including adaptive reuse, of heritage resources. In addition to the provincial criteria for designation as detailed in section 4.0 of this report, local municipal criteria for designation include:

- a) Prehistoric and historical associations with a theme of human history that is representative of cultural processes in the settlement, development and use of land in the Town;
- b) Prehistoric and historical associations with the life and activities of a person, group, institution or organization that has made a significant contribution to the Town;
- c) Architectural, engineering, landscape design, physical, craft and/or artistic value; scenic amenity with associated views and vistas that provide a recognizable sense of position or place;
- d) Contextual value in defining the historical, visual, scenic, physical and functional character of an area; and,
- e) Landmark value.

As described elsewhere in this report, the subject property is considered to meet the criteria for designation in all of these aspects.

2.5 Previous Owners of the Property

1805–1839 — Crown Patent of 200 acres granted to Roger Wolcott

Captain Roger Wolcott (1773–1863) was born in Litchfield, Connecticut, United States. He married Rachel Ash (1776–1827) in 1793, in Greene, New York, United States. They were the parents of at least four sons and four daughters, including William (1795–1823), Olive (1797–1871), Asa (1799–1852), Rachel (1805–1888), Walter (1809–1858), Sabrina (1811–1893), Savilla (1813–1845), and Gideon Edward (1817–1896).

Rachel Ash's parents were George Ash Sr. (1742–1819) and Hannah Grover (1749–1828), who were very notable in the Cobourg area because of their politics. The Ashes held the patents on Lot 9, immediately east of 540 King Street East, and were a large family.

An article by Nell Gwynne in the *Cobourg Sentinel* entitled “Home Sketches” published in the late 1800s (exact date unknown), relates the tale of the arrival of the Wolcotts and Ashes:

The first settlers in the vicinity of Cobourg were Mr. Samuel Ash, and his brother-in-law, Mr. Roger Wolcott [*sic*], who, tempted by the offers made to the Canadian settlers by Lieut. Gov. Simcoe, left their homes in the state of New York, in the spring of 1797. They [were] accompanied by the father of Mr. Ash, who was quite an aged man, crossed Lake Ontario in an open boat and landed near Kingston. The two young men bought a yoke of oxen between them, and having constructed rude sheds, upon which they strapped their luggage, and which were drawn by the oxen. They travelled up through the woods, which must have been a weary journey indeed, till they came to the neighborhood of where the town of Cobourg now stands, which was then like the whole country about – a trackless wilderness.

The farm on which Mr. Wells now resides is part of the two hundred acres of land chosen by Mr. Ash; and the farm now owned by Mr. James Beatty [which included 540 King St E], is part of the two hundred acres chosen by Mr. Wilcott [*sic*]. Having selected their land the two men went to work with brave hearts and their good axes, and they not only did their settlers duties on their land, but had hewn out enough of the virgin forest to enable them to put in a little crop before returning to the States for their families, which they did in a couple of weeks.

— *By Nell Gwynne, in interview with Mrs. James Wells (1803–1890), the daughter of Samuel Ash. Mrs. Wells was formerly known as Margaret Ash, and was the daughter of Anne Wolcott and Samuel Ash. Her mother, Anne, was the sister of Roger Wolcott.*

It is worth noting that Roger Wolcott's purchase of the property at 540 King St E occurred just a few years after “The Hungry Year,” which was a period in Cobourg history from 1798–1800 when crops in the area suffered a catastrophic failure, and many townspeople dealt with extreme hunger. Being a farmer at that time was hazardous as a profession, and the payoff risky. During “The Hungry Year,” it was written that the early settlers of Cobourg not only dealt with food crop shortage, but also local deer populations were decimated by wolves, making hunting also difficult. So great was the famine that several of Cobourg's early settlers died of starvation, while others subsisted almost entirely on roots and berries. In 1816, during the Wolcott's ownership of the property, famine yet again struck, being the start of several bad seasons of farming. As stated in the *Cobourg World* in 1937: “The War of 1812–15 was followed by several bad seasons, especially the year 1816 which was very cold and in which there is said to have been frost every month of the year. No corn ripened. Fodder and provisions were scarce and dear. It was a very hard year, and greatly retarded the settlement of Upper Canada.”

Roger Wolcott died in 1863, in Campton Township, Kane, Illinois, at the age of 90. There are many Ash descendants that remain in the area. Notable Ashes include Joseph Ash's daughter Almira Ash, who married Thomas Nicholson Gibbs, a prominent politician and historical figure in Oshawa; other offspring married into various prominent Cobourg families.

Sabrina Wolcott, Roger Wolcott's daughter, married Jason Gilchrist, a settler in the Peterborough area. Jason's brothers—James, John, Samuel and Hiram—were somewhat famous in their day, as they were all doctors. James practised in Cobourg, John was the founder of Keene near Peterborough, and Samuel and Hiram operated out of Port Hope. They all built identical houses, proclaiming that the design represented the perfect doctor's house. James Gilchrist's house on Division St., built in the 1840s, is still standing. James married Nancy McCarty, the daughter of John McCarty, who founded the village of Baltimore.

Roger and Rachel Ash Wolcott's daughter Savilla married Almond Buck, son of Elijah Buck (one of Cobourg's earliest settlers and owner of an early downtown tavern). The Bucks lived in what is now downtown Cobourg, while Almond had a farm outside town. Savilla and Almond's son Roddy married Sarah Stanton, whose sister Julia became the Viscountess Dillon of England's Ditchley Park. Their son Clive became a Senator; he married American heiress Rebecca Cornell, daughter of Madame Albertini, a noted opera singer. Rebecca Cornell's first husband was Richard Cornell, brother of Colonel Douglas Cornell, a long-time summer resident of Cobourg.

1839–1850 — Malcolm McNeill

Captain Malcolm McNeill (1795–1843) was born in Cantyre, Argyll, Scotland. He was the son of Hector Daniel McNeill Sr. In September of 1816, he married Mary Jane Devonish Moore (1795–1871) in Mumbai, Maharashtra, India. Together, they had nine children within 15 years. Their children were Hector Samuel (1817–1895), Charles Hastings (1819–1821), Malcolm Fredrick (1821–1909), Dora (1822–1825), Mary (1824–1883), John (1826–1868), Edmund Alexander (1828–1899), Neale (1830–1875), and Eliza (1833–1865). The family continued to reside in India until moving to Malcom McNeill's county of origin, Argyll, Scotland, sometime between 1822 and 1824.

Their child Mary was the first of their children to be born on Scottish soil. The family continued to reside in the Parish of Killean, Cantyre, Argyll, Scotland, until moving to Cobourg sometime between 1830–1833, with Malcolm McNeill purchasing the property at 540 King St E in 1839.

The McNeill family's third child, Malcolm Frederick, was born in India (1821–1909). He married Emma Elizabeth Godard (1858–1932) in 1879. Godard was born in New Brunswick, but later relocated to Grafton with her family. Malcolm and Emma McNeill had four children; Norman, Hector, Anne Mary Elizabeth, and Emma Frances Mabel Robertson.

Both Malcolm and Emma McNeill are buried at the Saint George's Anglican Church Cemetery in Grafton, along with their daughter Anne Mary Elizabeth, who died around age five.

Following the death of Malcolm Sr., the estate was held until 1850 and then sold by his two youngest children, Neale and Eliza McNeill. Eliza was the only child of Malcolm Sr. and Mary Jane Devonish Moore to be born in Canada—she was born in Cobourg in 1833. Neale McNeill was married to Eliza Jane Jellet in 1859. Sadly, Eliza passed away at the age of 26 in Newcastle, only four months after their wedding.

1850–1854 — George E. Castle

George Elphicke Castle (1826–1887) was born in Folkestone, Kent, England. He married Margaret Cockburn (1827–1916), of Berwick-upon-Tweed, North England, who was the sister of James Cockburn (1819–1883), Cobourg's Father of Confederation (see below), and a subsequent owner of 540 King St E. The Castles had four daughters: Emily Sarah, Mary Grace, Louisa, and Frances Bertha.

Later the Castles lived at Castle Hill, a Regency-style house off the Danforth Road that was built by William Scott *circa* 1850 and was purchased by George in 1854. The family lived there until about 1865. Though not large, the house's brickwork is laid in Flemish bond (at no small expense) and the decorative brackets on the soffits are also notable. According to historian Tom Cruickshank, "there is no question that it is one of the earliest brick houses in the township."

Castle Hill was later owned by Michael Davidson, the father of John Davidson, another owner of 540 King St E. (see below). The Castles eventually moved into Cobourg and lived at a house at the foot of Ontario Street. The Castle daughters married well, as they were considered beauties, as was their mother, who the society paper in Toronto called "Toronto's most beautiful Grand Mama." Louisa Castle married James Crowther of Toronto, who was closely connected to the Cawthras and Mulocks (very prominent families). Louisa and James Crowther lived at 280 Bloor Street West, Toronto, which was one of the last mansions on Bloor Street. The house was demolished in 1985.

In 1897, James Crowther turned the Castle house on Ontario St. into a summer hotel called Cedarmere, meant for Cobourg's fashionable American summer-colony residents. Mary Grace Castle married William Burton Smith, who was the son of Sidney Smith of Cobourg, a politician who served as Postmaster General of Canada, and who was also notable for building Hamilton House in order to host the Prince of Wales in 1860. Interestingly, he was a political rival of James Cockburn, who would later own the property at 540 King St E, Cobourg.

1854-1868 — The Honourable James Cockburn

James Cockburn (1819–1883) was born in Berwick-upon-Tweed, North England. The family came to Canada in 1832, and after attending Upper Canada College and Osgoode Hall, and having been admitted to the bar in 1846, he joined barrister and prominent citizen D'Arcy E. Boulton in Boulton's law practice in Cobourg. He is best known for being "Cobourg's Father of Confederation," though he only attended one of the three Confederation conferences, and the *Dictionary of Canadian Biography* notes that "his contributions to the proceedings and to the subsequent debates on confederation in the Legislative Assembly were negligible."

Cockburn lived at Northcote, a home located on Division St. opposite the railway station. It was demolished in the 1920s. In addition to his law practice, Cockburn was also involved in various construction endeavors and land transactions in the area, and was the Cobourg agent for the Colonial Life Assurance Company. There is no indication that he ever lived at the property that now includes 540 King St. E.; it was likely one of many in the area in which he held a financial interest only.

In 1864 when the Fathers of Confederation were returning to Toronto from the Charlottetown Conference, the train stopped in Cobourg and all the Fathers of Confederation were entertained at Northcote for several hours—with all Cobourg society in attendance.

Although he was involved in many professional ventures, it seems that Cockburn was a lackluster lawyer and businessman; by 1866 he was virtually bankrupt, and he was never able to restore his financial position.

Cockburn was most successful as a politician. He served on the Cobourg Town Council in 1855–1856 and again in 1859. In 1861 he successfully contested Northumberland West against Sidney Smith, postmaster general in the Cartier and John A. Macdonald governments. Cockburn was described by Macdonald in 1861 as “a Tory of the old school. In fact, [you] might say he belonged to the old fossil party – a Tory of the old Family Compact.”

In 1864 Cockburn was named solicitor general and was elected by acclamation to the first federal parliament in 1867. There was no place for him in the cabinet, however; as compensation he was chosen speaker of the House of Commons. Leading Liberals held the first speaker in low regard and his inability to speak French was resented by some members from Quebec. In 1873, however, he was re-elected to the post. His fortunes declined rapidly after the fall of the Macdonald government in November 1873. He lost Northumberland West in 1874 and was unsuccessful in Northumberland East in a by-election later that year. He moved his family to Ottawa to re-establish himself as a lawyer, but he remained destitute. In 1878 he secured the Conservative nomination in Northumberland West after a bitter struggle and won a narrow victory in the general election of that year.

However, after 1878 Cockburn became seriously ill and his political career was virtually over; his major interest was in securing a patronage post to obtain financial security for himself and his children (his wife Isabella had died in 1862). In 1871 he tried unsuccessfully to persuade Macdonald to appoint him lieutenant governor of British Columbia. He asked for the speakership again in 1878 and was refused.

In 1881 Macdonald finally provided some assistance, appointing him to the Commission on Dominion Statutory Law. Cockburn pursued the task informally until ill health forced him to resign his parliamentary seat on Nov 15, 1881. By 1882 Cockburn was too ill to leave his lodgings, but he continued to press Macdonald for patronage until his death the following year.

James Cockburn was married in 1854 to Isabella Susan Patterson (1838–1862), who was born in Halifax, Nova Scotia. Together they had three children; Sarah Isabella, Francis St. Quenton, and Frances (“May”).

R.D. Chatterton (assisted James Cockburn in the purchase of the property in 1855, and also with the sale in 1868, when he was noted as the trustee for George and Mary Castle’s marriage settlement.)

Richard Dover Chatterton (1802–1885) is a notable figure in Cobourg history. He is believed to have been born in England and immigrated to Canada with his family early in his life. The Cobourg Museum notes that Chatterton was the son of a contractor in Bath, England, known as the Plumber of Bath. Chatterton’s father, Richard Chatterton Sr., died saving others in a fire, and as an adult R.D. Chatterton seemingly followed in his father’s footsteps, receiving his Fireman’s Certificate in 1837. After the death of her husband, Richard Chatterton Sr.’s widow, Emily Chatterton (née Dover) was left with enough money to raise her family comfortably, but not enough to secure their future. So, at 26, Richard Jr. turned to the outposts of the British Empire to make his fortune. He wanted enough money to marry and support his long-time fiancée, Frances Howard (1800–1864). After arriving in Upper Canada, Chatterton searched Flamborough (a former municipality near the City of Hamilton, Ontario) locally for work, but was unsuccessful. He then walked the 200 miles to Lake Huron, where he was unsuccessful again. Finally, Judge William Falkner, a former resident of Bath now living in Cobourg, persuaded Chatterton to relocate to the Cobourg area, where the young man’s prospects improved.

By virtue of saving money from various jobs, Chatterton was able to start a weekly newspaper on January 11, 1831, which he called the *Cobourg Star*. Started in the rear of Benjamin Clark's store at the northwest corner of King and Division Streets, it was an immediate success. By 1833, due to the success of the newspaper and the profits it provided, Chatterton was finally able to return to England to marry Frances "Fannie" Howard, after which they both came back to reside in Cobourg. A few years after his wedding, Chatterton served as Justice of the Peace for the Newcastle district, as well as serving for a time as coroner.

R.D. Chatterton was very ambitious. In addition to his newspaper, he also founded a land agency and general registry office, operated an auction house, and served as the clerk of county court and the surrogate court. It was likely in connection to his land agent's office that he collaborated with James Cockburn.

Chatterton was also active in the militia, holding the rank of Captain. In December of 1837, at the time of the uprising and rebellion in Upper Canada, Chatterton marched with the Cobourg Rifles from Cobourg to Toronto at the call of the provincial authorities.

Additionally, R.D. Chatterton was a noted inventor. In the early 1840s, he invented and developed a special wheel for steamboats that was more efficient and otherwise superior to the models that were currently in use. He travelled to Great Britain to demonstrate and promote his invention, spending several months overseas.

Chatterton sold the *Cobourg Star* in 1847 to H. Jones Ruttan, son of Henry Ruttan, the Sheriff of Cobourg.

The Regency house that R.D. Chatterton built circa 1851 and in which he lived the remainder of his days with his wife Fannie still stands at 50 Havelock Street in Cobourg. They had no children.

1868–1895 — James Beatty*

James Beatty (1843–1915) is thought to have built the present house and brick barns in 1876. Although it is assumed that Beatty commissioned the current structures located at 540 King St E, there is evidence that there were earlier residents of the property; there was a brick dwelling located on the property prior to Beatty's ownership (as seen in the deed of sale from James Cockburn to Beatty, including a "dwelling," as well as prior census information describing a brick two-storey structure). The location of the former building on the property, as well as its original build date and the builder, are unknown.

James Beatty was the son of John Beatty (1766?–1852), a native of Fermanagh, Ireland, who emigrated to Canada in 1819. His mother, Jane Grandy (1805–1879) was also Irish, born in Wicklow, the daughter of Samuel Grandy and Mary Staples. James's sister Mary Jane Beatty married Calvin Minaker, who was a leading Cobourg merchant, and another sister, Ann Beatty married Michael Davidson, who bought Castle Hill from the Castle family (mentioned above).

In 1841, John Beatty bought Castle Hill from George S. Boulton, a prominent Cobourg lawyer and investor in real estate. (Note that as further proof of the small size of Cobourg's social and business circles at the time, George Boulton was the uncle of D'Arcy Boulton, law partner of James Cockburn.) At the time, Beatty was not a young man, but with a wife 29 years his junior and as eventual father to eight children, he was still at the helm of a growing household. When John Beatty died in 1852 at age 86,

most of his children were unmarried and some were still school-aged. His widow Jane soldiered on, her sons taking over farm duties as they matured; her mother, Mary—who lived to her 100th year—stayed with them. Ultimately, youngest son George acquired the farm and lived here until his death in 1894.

John's son James Beatty became a well-to-do and progressive farmer, who built "one of the area's truly great farmhouse mansions" (540 King St. E.), bred horses and had his own quarter-mile race course on his property, to which he would invite the public. He also raised cattle and farmed crops. His spectacular complex of brick barns dating to the time of the house construction, only one of which survives, is particularly notable (see "The Beatty Barns," below). The barns were a testament not only to his wealth, but also to his interest in livestock.

James Beatty decided that the west was where the future lay for his large family, so he sold the property in 1895 and moved to Yorkton, Saskatchewan. His Yorkton obituary notes that his horse-breeding skills stayed with him, as "he was a great lover of good horses, and for many years was prominent in local racing circles, taking an active part in the annual races at the Yorkton fair and similar events."

James Beatty married Jane "Jennie" Thomas in 1867, and together they had ten children: James A. Beatty Jr., Jane Elizabeth, Charles Thomas, George Alfred, Richard John, Louisa Amalia, Margaret Anne, William, Alfred Lorne, and Daisy.

**Note that no relationship has been established between this John Beatty family and the family of the Reverend John Beatty and his son, Dr. John Beatty, who were greatly influential during the early days of the Methodist college at Cobourg. The two families complicated matters by using many of the same names; however, the easiest distinction is by religion. The Reverend John Beatty and his family were Methodist; the Beattys who owned 540 King St. E. were Church of England (Anglican).*

1895–1908 — John H. Davidson

John Hector Davidson (1864–1941) was an Irish-Canadian who, as the son of Michael Davidson (1825–1911) and Ann Beatty (1833–1903), was the nephew of the previous owner, James Beatty. John Davidson farmed the surrounding land located on the Provincial Highway East (later known as 540 King St E), and also conducted a livery business. Additionally, he was an auctioneer and worked in real estate within Cobourg. J.H. Davidson was one of the founders of the Cobourg Horse Show, and was a prominent figure for years in carrying on this local event. He also held several offices of trust and responsibility. He was a member of the staff of His Majesty's Customs, and served as a Police Magistrate. He served as a judge at many county and district fairs, and also at the Canadian National Exhibition. He also performed local relief work, and was for some years chairman of the Cobourg Union Cemetery Board.

John Davidson married Isabella Ferguson (1864–1947) in 1890. Ferguson had many notable familial ties within Hamilton Township. Isabella Ferguson and John Davidson were cousins—Isabella Ferguson's mother was Mary Jane Davidson, Michael Davidson's sister. Together, John Davidson and Isabella Ferguson had four sons: Rupert Edgar, George Albert, Harold Albert, and Norman Edward.

In J.H. Davidson's later years he suffered from heart trouble and underwent surgery, but subsequently lost his strength and ultimately died from myocarditis. His funeral service was at home, and he was later buried at Cobourg Union Cemetery.

1908–1974 — Joseph W. Greer and members of the Greer family

(In chronological order: 1908–1925: Joseph Greer; 1925–1935: Martha Greer [will]; 1935–1948: William David Greer, Oscar George Greer, and Merwin James Greer [will]; 1948–1968: Annie Elizabeth Greer; 1968–1974: Joseph Meredith Greer and Evelyn Marie Greer [will].)

The Greer family owned the property for the longest period of time to date, 66 years, but unfortunately they experienced considerable tragedy over that time.

Joseph William Greer and Martha Goudy Greer (1908–1935)

Around the time of purchase (1906, although the sale wasn't officially registered until 1908), the property at 540 King St E was described in the Cobourg *World* newspaper as, "43 acres of choice land. Good 1 ½ story [*sic*] frame dwelling in good repair. New bank barn with cement floors, sheds, and other out buildings. Two good wells and cistern. Good orchard, large asparagus bed, and all kinds of small fruit. This is acknowledged to be one of the best market garden farms in Central Ontario, and less than one mile from Cobourg market."

From the newspaper article, it appears that Joseph Greer is attempting to sell or lease the property with the assistance of auctioneer J.H. Davison (the former owner), but an explanation cannot be found as to why this would be necessary so soon after he purchased it.

Possibly Greer planned to lease another house and barn on the property, as the description in the ad does not match the current house and barn. Regardless, the Greer family never did sell the property, and continued to live there and operate a dairy farm for decades to come.

Joseph Greer (1859–1924) was born in Haldimand, Northumberland County, Ontario. He was identified as a farmer in the 1921 Census of Canada. Greer is connected to the Ash family of Cobourg (mentioned above in the "Wolcott" entry), as his mother's second marriage was to George Henry Ash. That union produced a half-brother for Joseph Greer, interestingly also named Joseph (Joseph Arthur Ash).

Joseph Greer married Martha Goudy (1859–1934) of Hamilton Township, Ontario in 1885. Together, they had four children: William David, Oscar George, Merwin James, and Mary Eleanor ("Nelly"). Joseph spent the majority of his life in Cobourg, and was known to be genial and kindly to all, a staunch friend, and a good neighbour. He had many friends, ran a prosperous dairy, delivering fresh milk and eggs to his customers by horse and buggy, and was generally well known and respected. In 1906, Joseph Greer addressed the Cobourg town council to express his displeasure with market fees for local farmers, as well as with the poor condition of nearby Bolton St, which negatively impacted his farming due to its frequent flooding.

Joseph died suddenly at the age of 64 of a cerebral hemorrhage, as a result of a stroke. His grandson, Doug Beatty, recounted the event to historian Tom Cruickshank:

He ran a cottage dairy in the brick barns and a small egg operation there too, and made deliveries by horse and buggy to a regular round of customers in Cobourg. He had a heart attack en route one day and died behind the reins, but the horse knew the way home and brought the deceased back to the farm.

Joseph's funeral took place at his residence (540 King St E), travelling from there to the Cobourg Union Cemetery. After his death, his widow Martha assumed the property title. Following her husband's death, Martha suffered ill health, finally succumbing to chronic nephritis after five years of illness. After Martha Greer's death in 1934, ownership of 540 King Street East was transferred to her children William, Oscar, and Merwin Greer. It appears that the entire Greer family resided together at 540 King St E, including Joseph and Martha's grown children and their spouses.

William David, Oscar George, and Merwin James Greer (joint ownership, 1935–1948); Anne Elizabeth Greer (William's wife, née Carson), 1948–1968.

William David Greer (1887–1948) was a lifelong farmer, who was born in Cold Springs, Ontario. He was married to Elizabeth Anne "Annie" Carson (1886–1965) in 1914 in Cobourg, with William's brother Oscar serving as the witness. William and Annie had eight children: Joseph Meredith (1915–1985), Muriel Eleanor (1917–2010), Lawrence David (1919–1987), Harold Carson (1920–1993), Willa (1922–?), Helen (1924–?), Stuart (1932–1995), and Charles Albert (1933–1947).

William Greer joined the Royal Air Force and fought in WWI. When WWII began, he again enlisted. He survived the war and returned home, only to have his youngest child Charles Albert die in 1947 at the young age of 14. The following year, William was struck ill with cancer and died on August 4, 1948 at the age of 61 after only three months of illness. William's wife Annie died at Oshawa General Hospital on December 28, 1965.

Oscar George Greer (1889–1963), William and Merwin's brother, was also born in Cold Springs, Ontario. He married Ethel Beatrice Barton (1890–1929), of Napanee, in Cobourg in 1921. They were members of the United Church, and Oscar's occupation was mail carrier. Oscar and Ethel had two children: Clifford Barton (1923–1944), and Thelma (1929–1929). Sadly, during Ethel's pregnancy with Thelma, she contracted pleural pneumonia, which triggered premature labour. According to her death records, Thelma was born at 540 King Street, but she did not survive because of her prematurity. Ethel was transferred to the Cobourg General Hospital, where she succumbed to her illness later that day, at the age of 39.

Oscar Greer was left a widower raising his son, until Clifford, then a gardener, enlisted in the Royal Canadian Air Force in 1942, at the age of 18, serving as a wireless operator and air gunner. He served in England until October 10, 1944, when he was killed in action at the age of 20 after his plane crashed in Scunthorpe, Lincolnshire. Although he is listed on his family's grave marker in Cobourg, he is buried at Harrogate, North Yorkshire, England.

Merwin James Greer (1892–1954), the youngest brother, was born in Frontenac, Ontario. In November of 1914, at the start of WWI, Merwin enlisted in the Canadian Overseas Expeditionary Force at the age of 22. He landed in England as part of the Heavy Battery/Heavy Ammunition Unit (Units #1 and #2), and subsequently saw action in France. He survived the war, and returned to the family home in Cobourg. Merwin, like his brother William, was also a farmer.

In 1920, he married Fleda Mallory (1893–1933) of Warkworth, Ontario. Together they had three children; Dorothy Mae (1921–1985), Ruth Mary (1922–2014), and Kenneth Merwin (1928–2018). Tragically, Fleda died in the home at age 39 (March 6, 1933) as a result of a uterine hemorrhage after suffering a miscarriage ten days earlier.

In 1937, Merwin Greer remarried, to Edith Maud Michael (1884–1970), who had also lost her spouse, Albert Edward Parker. Although it seems that Merwin and Edith stayed married for the rest of their lives, they are both buried with their original spouses in Cobourg Union Cemetery.

Merwin Greer remained a lifelong Cobourg resident. He served in many community roles including as a member of the local school board (now Kawartha Pine Ridge District School Board). In the mid-1950s, a school was built at 457 King St E, nearly across the street from the Greer residence, and was named Merwin Greer Public School to recognize Merwin’s years of community service. Additionally, the Merwin Greer Woods behind the school provides a unique on-site setting for environmental projects.

Joseph Meredith Greer and Evelyn Marie Greer (inheritance), 1968–1974

Joseph Meredith Greer was the son of William David Greer and Elizabeth Anne (“Annie”) Greer (née Carson) (listed above). Joseph preferred to use his middle name, “Meredith.” He was married to Evelyn (Evaline) Oliver (1923–2015) in 1942. They had two children, Bonnie and William.

Meredith worked as a gardener at the Fitzhugh estate, Cobourg, before becoming the farm manager for Karl Haas on Brook Road N. He and his wife Evelyn moved to Woodbridge in connection with a Haas farm there, but later returned to Cobourg and bought the family farm at 540 King St E, where they resided for six years before retiring to Grafton on December 1, 1974.

Meredith Greer was a former member of the Orange Lodge, and an affiliate member of Cobourg Legion Branch 133 and Trinity United Church. Farming was what Mr. Greer was most interested in, but he enjoyed reading, particularly farm periodicals, playing euchre, watching wrestling on TV, dancing, and travelling. The couple had been to Hawaii, British Columbia, on a cruise to the Caribbean and spent winters in Florida. Meredith Greer died on June 17, 1985 after a lengthy illness. His widow, Evelyn, went on to live into her 93rd year, and died on June 27, 2015.

3.0 Assessment of Existing Condition

3.1 Condition of Dwelling

The existing home at 540 King Street East, Cobourg is a two storey structure, with a partial crawlspace and attached shed. It is a combination Gothic Revival and Italianate style with pointed arch and rounded arch windows at the south, east and west elevations.

The home is L-shaped in plan with a small enclosed wooden porch extension on the front (south side) and a brick shed at the back (north side). Roofs are pitched with asphalt shingles with wooden decorative panels at the gables. Exterior material is face brick with quoining at exterior corners on a wood frame structure. The face brick at the south and west elevations has been painted over in a red colour. The brick on the east side has had stucco applied over it. The shed at the back (north end) of the house is constructed of brick but has had stucco applied over its east elevation.

The entrance is through a porch enclosure on the east side of the home. The roof of the porch sags down toward the north. The southwest corner of the porch enclosure deck opens as a hatch with wooden stairs leading to a crawlspace below. The crawlspace is constructed of rubble stone foundation walls with wooden ceiling slats and joist framing for the first floor. The crawlspace floor is a combination of compacted soil and roughly laid bricks. A furnace, hot water tank and electrical panels are located here. Wood framing is in good condition. The access stairs should be repaired to be made more stable.

An exterior door at the centre of the porch enclosure opens directly into the kitchen. Wooden kitchen cabinets and counter are in poor condition. Wood flooring and high baseboards are present at the perimeter of the kitchen.

The kitchen opens into a dining/living area. Original ornamental wood trim is featured at the ceiling perimeter, window and door frames. Existing plaster walls and ceiling have had water damage.

There is an enclosed porch on the south side of the home, acting as a storage space, with no access from the exterior. It is adjacent to a formal wooden stair, with wooden railing and spindles. A decorative wooden arch with plaster rises above stairs. Part way up the stairs is a small storage room.

On the second floor are bedrooms and a bathroom. Wooden floor, doors and trim seem original to the home. The corridor ceiling has had tiles added over it. Bedroom walls are made of plaster on horizontal wood slats on wood stud framing. Some walls and ceilings are damaged and are in need of repair.

3.2 Condition of Barn

The existing barn at the north end of the site runs east-west and includes two concrete silos at the west end. Materials used for the barn include brick, concrete block and wood siding. The roof is constructed of wood trusses to make a gambrel shaped section with rusted metal roof panels above. There are four vertical metal vents spaced along the ridge of the roof.

Most of the barn walls are composed of two layers of brick mortared together. Openings include wood lintels resting on brick perimeter walls. A loft on the second floor is supported by wood joists spanning over wood columns and beams below on the first floor. Wood framing has been painted but seems in fair condition. Brick wall areas at the south side and northwest corner of the barn have settled or have been damaged and need to be infilled with new brick and repaired. Existing windows have been broken leaving only the frames.

The loft has a wooden floor with a portion of it enclosed in brick walls. Exposed wood trusses with metal roof panels are visible above. There are clerestory openings framed intermittently at the roof to allow light into the space. Openings at the gable end of the roof also allow light to enter.

The two silos at the west end are built in vertical concrete panels with lines of horizontal metal strapping on the exterior side. Wood roofing between the silos and barn is heavily damaged and needs to be replaced.

Summary

Overall, the home includes historical elements which should be preserved. However, some roof areas and interior walls and ceilings need to be repaired.

The barn overall structure is in fair condition, but the existing exterior brick walls need to be restored. The roof between the silos and barn needs to be replaced. The building would need extensive refurbishment to be able to be used as an occupiable space.

We understand both the house and barn are to be renovated as part of the proposed development, which is good to preserve these historical buildings and extend their use.

4.0 Evaluation of the Heritage Significance of the Property

4.1 Evaluation

As noted previously, the property is already listed on the Town's Heritage Register for its architectural and historical significance. Having inspected the site and reviewed the history of the property in detail, we are of the opinion that the property should be designated under Part IV of the Ontario Heritage Act, since it meets most of the criteria for designation as spelled out in Ontario Regulation 9/06. The reasons for this recommendation are as follows:

1. The property has design and physical value, in that the dwelling is a representative example of both the Gothic Revival and Italianate architectural styles common to houses built in the Victorian era and is significant for its many architectural features that are listed in the Statement of Significance below. The barn is a rare, early and unique example of an agricultural building, unusual for its brick construction.
2. The property has historical value and associative value, in that it has a long association with people significant both locally and federally (Wolcott, Ash, Cockburn, Beatty and Greer) and has a direct association with a significant historic event, i.e. the Cobourg Conspiracy.
3. The property has contextual value in that it is important in supporting the character of the Cobourg area; and is a landmark.

4.2 Statement of Significance

504 King St. E., Cobourg is a 4 hectare property on the outskirts of the town that contains a Gothic Revival/Italianate brick two-storey dwelling and a unique brick barn.

Both the dwelling and the barn are important for their design value, their historical value and their contextual value.

The property's heritage attributes include:

4.2.1 Dwelling

- The "gable and wing" L-plan layout with an additional wing at the back;
- Tall, paired windows with carved double hood moulds, keystones, a floral motif and a brick inset in a herringbone pattern;
- A variety of window styles;
- Arched and flattened-architectural hood mouldings with curlicue ends;
- Corner quoins;
- First-floor bay windows on the south and west facades with flared copper roofs;
- Decorative gable trim with cross bracing, finials and fretwork;
- Fieldstone foundations;

- Two-over-two sash windows – some lancet-shaped, some with rounded frames;
- Decorative carved cornice brackets;
- The original wooden floors and windows;
- The carved door casings and plaster crown mouldings;
- The panelling in the bay windows;
- The foyer and front door features;
- The staircase.

4.2.2 Barn

- The English barn design constructed of two types of brick in a common bond pattern;
- Its original features such as the great cart doors on the north and south sides;
- The medium-hard vitrified bricks (known as “red stretchers”) on the exterior walls and the softer brick (known as “salmon brick”) used on the interior walls;
- The diamond-shaped openings in the front and back walls; as well as being embellishments, they provided sources of ventilation and light;
- The fieldstone foundations, likely dating the barn to the 1800s.

5.0 Description of Proposed Development

We have received a Site Plan for the proposed development, which includes extensive new mixed use and residential units surrounding the preserved home and barn.

The existing home is to be refurbished and be included in a new park setting. The barn is to be converted into a mixed use barn structure building, which could include meeting areas, exercise spaces, etc., within a park area.

The south side of the site, facing King Street, includes mixed use units to the west of the entrance road and townhouses to the east.

West of the heritage home, stacked townhouses are proposed. To the north of the home, more townhouse units, detached and semi-detached homes are added.

Along the north end of the property, a landscaped acoustic berm is proposed to reduce noise from the adjacent railway tracks. Resident and visitor parking areas are located throughout the site.

Overall, the proposal includes a variety of new residential buildings while preserving the heritage elements of the original home and barn, which is a positive example for this and future developments for the Town of Cobourg.

6.0 Description of Planned Conservation Initiatives

The developer has not yet determined how the heritage resources on the subject property can best be conserved. This would generally be outlined in a Conservation Plan, which would be reviewed by heritage staff and the advisory committee prior to being approved by Council.

The Conservation Plan is a document that details how a cultural heritage resource can be conserved. The recommendations of the Plan should include a description of the repairs, stabilization and preservation activities being contemplated, as well as long-term conservation, monitoring and maintenance measures. It should satisfy the criteria outlined in the provincial toolkit entitled “Principles in the Conservation of Historic Properties”. More information on this is available in the Ministry of Culture’s Information Sheet #5.

Similarly, Parks Canada at the federal level has published a document entitled “Standards and Guidelines for the Conservation of Historic Places in Canada” which outline several principles to be observed in the preservation of cultural heritage resources.

7.0 Evaluation of Impact of Proposed Development

As noted previously, the subject property is one of the most significant cultural heritage resources in the Town of Cobourg. The proposed development is in keeping with its Official Plan designation of Residential Area, but unlike many contemporary developers, the owners have opted to retain the historic buildings on the site. As shown on Figure 4 (Proposed Development Concept), the dwelling will be on a separate block with frontage on an east-west street and flankage on the main north-south road traversing north from King St. towards the north end of the site. An L-shaped “central park” will wrap around the heritage house, affording a full view of the building from King St.

Similarly, the barn will be on its own block with access from both the east-west road and the north-south road; a smaller park will be located in front of the barn, again ensuring views of the barn from many of the housing units and good connectivity, from a visual perspective, from the dwelling. While a landscape plan has not yet been submitted or approved, the concept provides for landscaping in front of both the house and barn.

Having reviewed the concept plan in the context of the heritage resources located on this property, it is apparent that the developer has thoughtfully planned the project so as to ensure that the surrounding housing units will not overwhelm or dominate the site’s heritage structures. Accordingly, we are of the opinion that the proposed development concept in principle will not adversely affect the heritage significance of the property. This observation is based on the developer preparing a Conservation Plan which will outline how the buildings are to be restored and the barn, in particular, used in a way that will benefit the community.

8.0 Conclusions and Recommendations

On the basis of our evaluation of heritage impact, we have concluded that the proposed development satisfies the policies of the Cobourg Official Plan in that it will reinforce the cultural heritage character of the property and honour its heritage attributes.

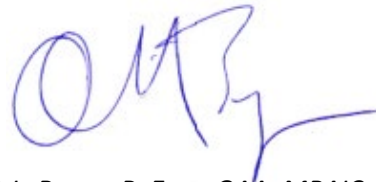
We therefore recommend that:

1. The subject property be designated under Part IV of the Ontario Heritage Act for its cultural heritage significance.
2. A Conservation Plan, outlining the manner in which the dwelling and the barn are to be rehabilitated without losing their key heritage attributes, be prepared by the developer and reviewed by heritage staff and the Heritage Advisory Committee prior to being adopted by Council.
3. A suitable plaque be installed in front of each building in order to educate the public as to the cultural significance of these heritage resources.

Respectfully submitted,



Robert A. Martindale, MCIP, RPP, CAHP
Martindale Planning Services



D.L. Bryan, P. Eng., OAA, MRAIC, CAHP
Barry Bryan Associates

APPENDICES

A – List of Sources

Alderville First Nation: <https://alderville.ca/>

Ancestry.ca: <https://www.ancestry.ca/>

Boyle, Terry. *Hidden Ontario: Secrets from Ontario's Past*. Dundurn Press, Toronto ON, 2011.

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Cobourg & District Historical Society: <https://www.cdhs.ca/>

Cobourg Heritage Centre: <https://vitacollections.ca/cobourg-heritage-centre/3596811/data?n=8>

Cobourg History blog: www.cobourghistory.ca

Cobourg Library: <https://www.cobourg.ca/en/my-cobourg/Search.aspx>

Cobourg Museum: <https://www.cobourgmuseum.ca/>

Cobourg / Sifton Cook Heritage Centre: <https://vitacollections.ca/cobourg-heritage-centre/>

Cobourg World newspaper. Accessed via the Northumberland County Archives.

Cruickshank, Tom, Writer & Historian, Hamilton Township. Correspondence, March 2021.

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Find a Grave.com: <https://www.findagrave.com/memorial/>

Guillet, Dr. Edwin C. "The Cobourg Conspiracy," in *The Canadian Historical Review* Vol. 18, 1937, pp 28–47. Retrieved from <https://images.ourontario.ca/Partners/Cobourg/0000498581T.PDF>

Hiawatha First Nation: <https://www.hiawathafirstnation.com/about-us/>

Illustrated historical atlas of the counties of Northumberland and Durham, Ont. Toronto: H. Belden & Co., 1878.

Kawartha Pine Ridge District School Board: <https://merwingreer.kprdsb.ca/>

Library and Archives Canada: <https://central.bac-lac.gc.ca/>

Mikel, Robert, Author and Historian. Correspondence, Feb–Mar 2021.

Mikel, Robert. *Cobourg: The Spirit Of The Place*.

Northumberland County Archives: <https://www.northumberland.ca/en/discovering-and-exploring/about-the-archives.aspx>

Ontario Barn Preservation: <https://www.ontariobarnpreservation.com/>

Our Ontario.ca: <https://search.ourontario.ca/>

Pope, Neal, CAHP, President, Neal Pope Carpentry Services; Property Manager, 540 King St. E. Interview and correspondence, Feb–March 2021.

Raue, Barbara. *Cobourg Ontario Book 1 in Colour Photos: Saving Our History One Photo at a Time*. Independently published, March 13, 2019.

Rootschat.com: <https://www.rootschat.com/forum/>

Samis, Will, Director of Ontario Barn Preservation, former Cobourg resident and expert on historic barns. Interview and correspondence, Feb–March 2021.

Scugog First Nation: <https://www.scugogfirstnation.com/Public/Origin-and-History>

Swainson, Donald. “James Cockburn.” In *The Dictionary of Canadian Biography*: http://www.biographi.ca/en/bio/cockburn_james_11E.html

Toronto Public Library: <https://static.torontopubliclibrary.ca/>

Williams Treaties First Nations: <https://williamstreatiesfirstnations.ca/>

**Our most sincere thanks to Northumberland County Archivist Abigail Miller, who went above and beyond to assist us in our research.*

B – Title Search**TITLE SEARCH RECORD (CHAIN OF TITLE)**

Municipal Address: 540 King Street East, Town of Cobourg, County of Northumberland

Legal Description: Pt. Lot 10, Concession A, Geographic Township of Hamilton, Town of Cobourg, County of Northumberland, being part 1 on Plan 39R-374; PIN:51102-0224(LT)

Date of Search: Dec. 16, 2020

Instrument No.	Date	Grantor	Grantee
Patent	11 Mar 1805	Crown	WOOLCOTT, Roger
ON5724	3 Dec 1839	WOOLCOTT, Roger	McNEILL, Malcolm
HM411	4 Sept 1850	McNEILL, Malcolm-ESTATE	CASTLE, George E.
HM419(Release)	16 Oct. 1850	McNEILL, Malcolm-ESTATE	CASTLE, George E.
HO658(Trust Deed)	7 Sept. 1854	CASTLE, George E.	COCKBURN, James
HO886	12 Nov 1855	McNEILL, Neil & Eliza	COCKBURN, James; CHATTERTON, R.D.
HT290(Marriage Settlement)	4 Mar 1868	COCKBURN, James; CHATTERTON, R.D. (Trustees) for CASTLE, George & Mary	BEATTY, James

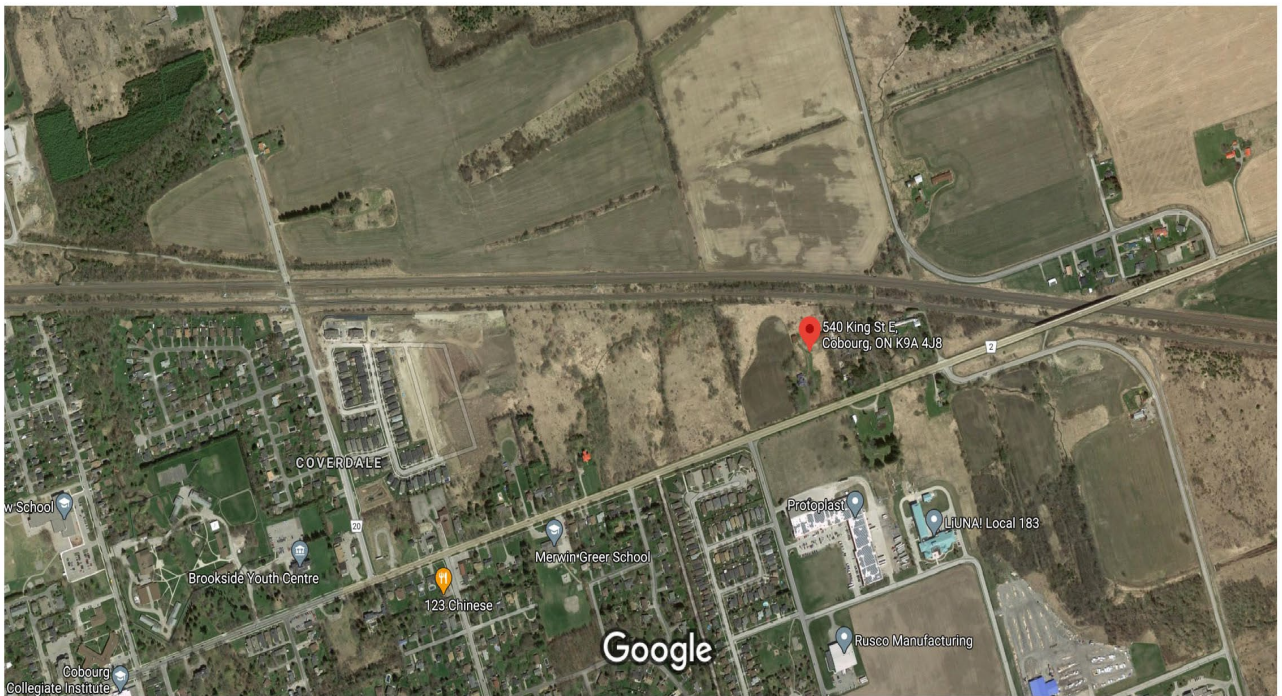
Instrument No.	Date	Grantor	Grantee
HN5380	4 Apr 1895	BEATTY, James	DAVIDSON, John H.
HN7521	14 Apr 1908	DAVIDSON, John H.	GREER, Joseph
GR1597(Will)	4 Sept 1925	GREER, Joseph	GREER, Martha
GR2192(Will)	20 May 1935	GREER, Martha	GREER, William David, Oscar George & Mervin James-Executors
GR3865(Letters of Administration)	15 Oct 1948	GREER, William David-residue in will of GREER, Martha	GREER, Annie Elizabeth
HN15227(Exec. Deed)	4 Jan 1950	GREER, Joseph-ESTATE	GREER, Annie Elizabeth
HN15582(Exec. Deed)	3 July 1950	GREER, William David-ESTATE	GREER, Annie Elizabeth
CB48529(Firstly)	28 Mar 1968	GREER, Annie Elizabeth-ESTATE	GREER, Joseph Meredith & Evelyn Marie
CB075627	3 Dec 1974	GREER, Joseph Meredith & Evelyn Marie	SEGAL, Morris
CB265328	4 Feb 1998	SEGAL, Morris	MORRIS SEGAL FAMILY HOLDINGS LTD

Instrument No.	Date	Grantor	Grantee
NC309020	13 Nov 2001	MORRIS SEGAL FAMILY HOLDINGS LIMITED	KANE, Beverley
NC158198	23 Oct 2017	KANE, Beverley	KANE, Beverley & RUTH, Deborah (as Joint Tenants)
ND1754569 (Survivorship Application)	30 Nov 2018	KANE, Beverley	KANE, Ruth Deborah

FIGURES

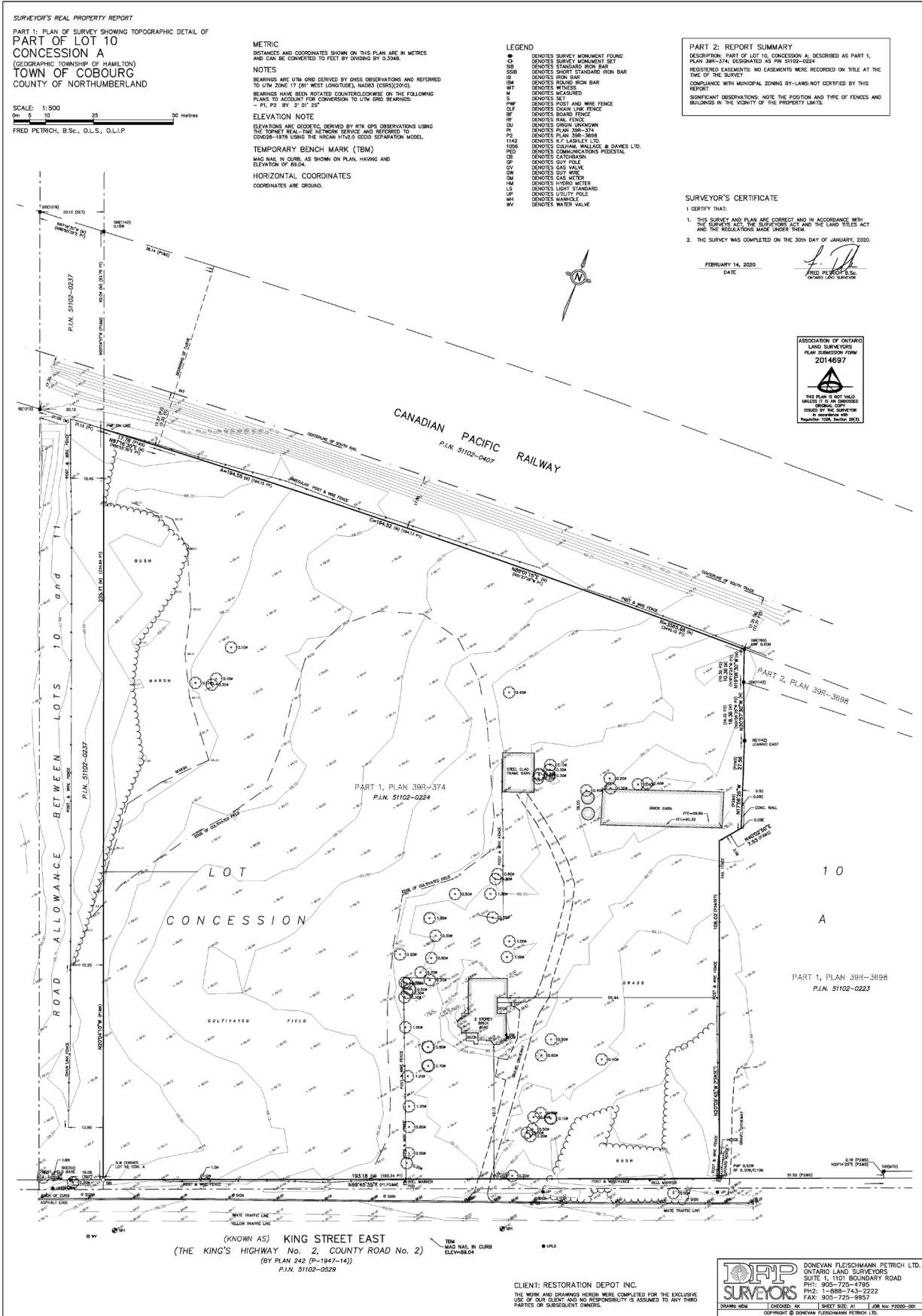
1 – Location Map

Google Maps 540 King St E



Imagery ©2021 Google, Imagery ©2021 CNES / Airbus, Maxar Technologies, USDA Farm Service Agency, Map data ©2021 100 m

2 - Survey



3 – Proposed Development Concept

Sunnyside Village 540 King St, Cobourg Concept Plan



SITE INFORMATION

SITE AREA: 3.07ha
Total Site Area

PARKING RATES

Residential (Detached, Semi-detached): 2.0 p/unit
Residential (Townhouse): 1.0 p/unit
Mixed-Use Retail: 3 p/100m² GFA

SETBACKS

F.V. C.Y. S.V. R.V.
Rear: 4.5m 2.4m 1.2m 2.2m
Side: 4.5m 2.4m 1.2m 2.2m
Townhouse: 4.5m 2.4m 1.2m
Mixed-Use: 1.8m 1.8 0m

DEVELOPMENT STATISTICS

RESIDENTIAL UNITS

Detached: 7
Semi-Detached: 4
Townhouse: 55
Mixed-Use: 24
TOTAL: 90

PARKING

Required: Provided
Residential: 118 118
Retail: 52 52
Commercial: 36 36
Subtotal: 145 145
Mixed Use Barn Structure: 49
Total: 239 239

OPEN SPACE

General and Restoration Zone: 0.265ha
Crestal Park: 0.130ha
Barn Plaza: 0.085ha



No.	REVISION	DATE	BY
8	REVISED CONCEPT PLAN	2022.03.29	UMG
7	REVISED CONCEPT PLAN	2022.02.22	UMG
6	REVISED CONCEPT PLAN	2022.02.16	UMG
5	REVISED CONCEPT PLAN	2021.09.08	TK
4	PREPARED CONCEPT PLAN	2021.08.15	TK
3	CONCEPT PLAN	2021.05.11	TK
2	CONCEPT PLAN	2021.04.23	TK
1	BASE PLAN	2021.04.07	TK

CLIENT
SUNNYSIDE VILLAGE INC.

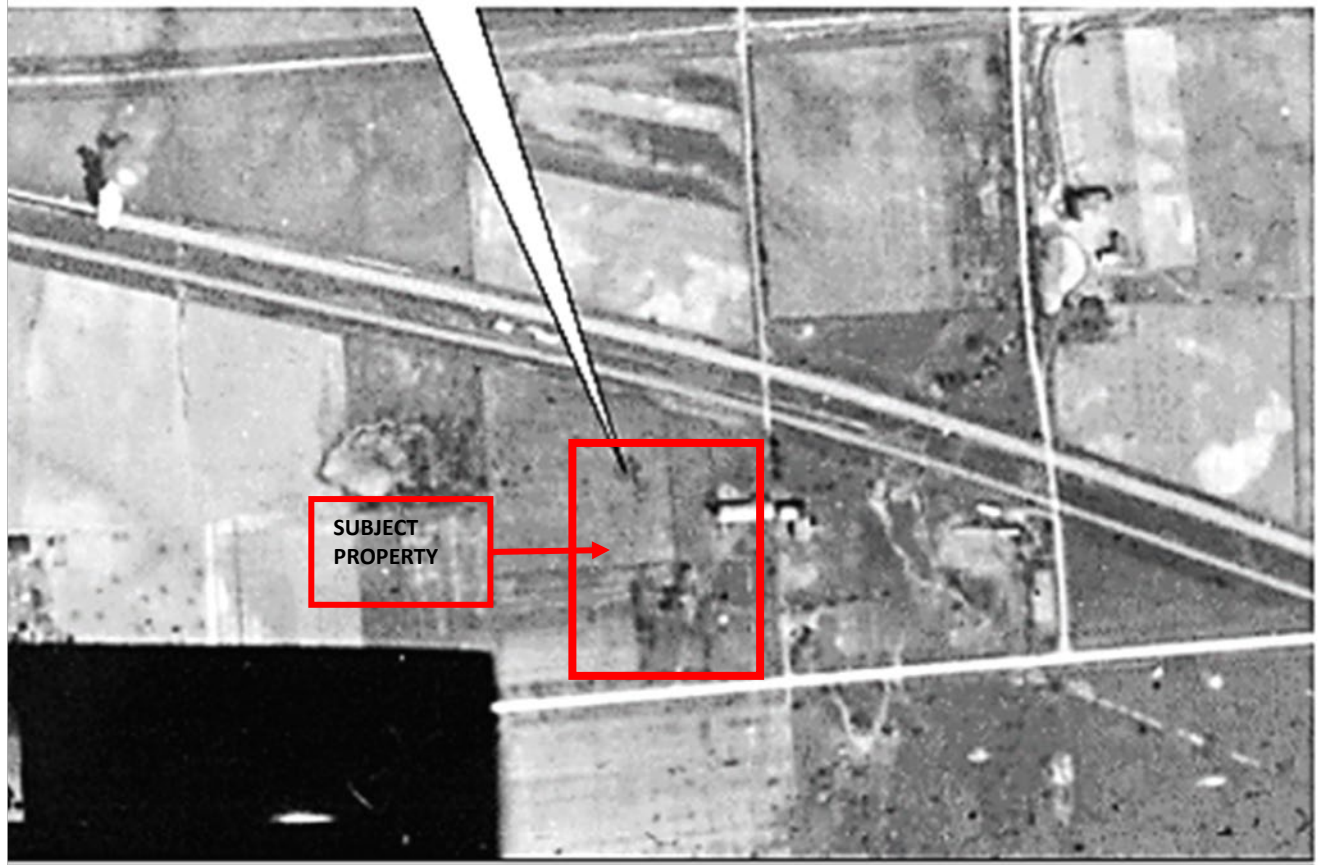
FOTENN
Planning + Design

171 Spadina Avenue, Suite 301 Toronto, ON
416.798.4320 www.fotenn.com

DESIGNED: TK/UMG
REVIEWED: UM
DATE: 2022.03.29
P1

4 – Air Photo

FIGURE 4 – 1929 AIR PHOTO



5 - Historical Images

No. of Inheritance	DATE	REGISTRY	CONCESSOR	CONCESSION
7299	Patent July 15, 1805	Samuel Ash	100 acres	Patent - 20/2
	2 Aug 1805	Samuel Ash		100 acres more or less
	2 Aug 1805	Samuel Ash		100 acres more or less
2117	13 May 1805	James Pease & Pff		100 acres of L ^o
2279	10 Nov 1804	James Pease & Pff		100 acres of L ^o
3558	15 Feb 1807	James Pease & Pff		100 acres of L ^o
4471	11 Oct 1807	James Pease & Pff		100 acres of L ^o
4523	20 March 1809	James Pease & Pff		100 acres of L ^o
6757	11 Oct 1844	James Pease & Pff		100 acres of L ^o
Lot 10 Concession A Land Abstract				
Patent	Mar 11, 1805	James Pease & Pff	200 acres	
3544	29 July 1801	James Pease & Pff	1 acre pt of lot	
3953	1 May 1832	James Pease & Pff	1 acre pt of lot	
4000	25 Mar 1835	James Pease & Pff	1 acre pt of lot	
5724	13 Oct 1809	James Pease & Pff	1 acre pt of lot	
6305	1 April 1801	James Pease & Pff	1 acre pt of lot	
7298	1 April 1804	James Pease & Pff	1 acre pt of lot	
7908	11 Sept 1805	James Pease & Pff	1 acre pt of lot	
81	16 Nov 1807	James Pease & Pff	1 acre pt of lot	
82	16 Nov 1807	James Pease & Pff	1 acre pt of lot	
248	1 Jan 1809	James Pease & Pff	1 acre pt of lot	
411	1804	James Pease & Pff	1 acre pt of lot	
419	20 Sept 1850	James Pease & Pff	1 acre pt of lot	
422	17 Oct 1850	James Pease & Pff	1 acre pt of lot	
32	6 April 1850	James Pease & Pff	1 acre pt of lot	
84	11 Sept 1851	James Pease & Pff	1 acre pt of lot	
117	1 May 1854	James Pease & Pff	1 acre pt of lot	
17	17 Nov 1853	James Pease & Pff	1 acre pt of lot	
108	1 Nov 1855	James Pease & Pff	1 acre pt of lot	
117	18 May 1800	James Pease & Pff	1 acre pt of lot	
207	24 March 1804	James Pease & Pff	1 acre pt of lot	
12	24 Nov 1804	James Pease & Pff	1 acre pt of lot	
121	5 Nov 1806	James Pease & Pff	1 acre pt of lot	
126	2 Nov 1806	James Pease & Pff	1 acre pt of lot	
279	28 Aug 1801	James Pease & Pff	1 acre pt of lot	
290	6 Feb 1808	James Pease & Pff	1 acre pt of lot	
291	5 Feb 1808	James Pease & Pff	1 acre pt of lot	
37	2 Dec 1808	James Pease & Pff	1 acre pt of lot	
710	25 Oct 1871	James Pease & Pff	1 acre pt of lot	
837	22 Jan 1876	James Pease & Pff	1 acre pt of lot	
855	15 Jan 1876	James Pease & Pff	1 acre pt of lot	

Page from the Lot 10 Concession A Land Abstract, showing entries from the 1805 Crown patent through to 1876 (incl. Wolcott, McNeill, Castle, Cockburn, Chatterton, Beatty). Courtesy of the Northumberland County Archives.

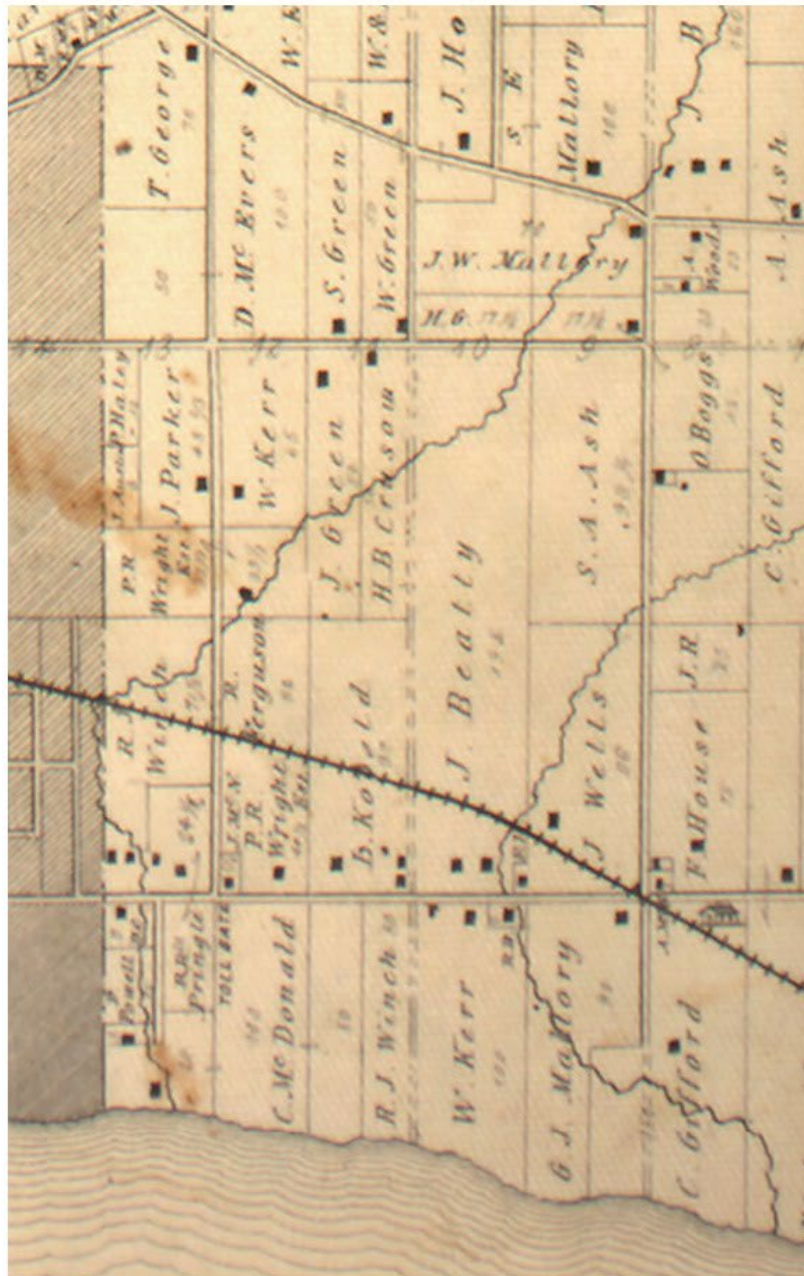
First Regt. Northumberland Militia
Nominal Return of the Flank Companies
of the First Regiment Northumberland
Militia on Service in the year 1812.

<i>No.</i>	<i>Rank</i>	<i>Name</i>	<i>Remarks</i>
1	Captain	John Spencer	Capt. Melkinstock command of the Company in 1812
2	"	Robert G. Wilkins	
3	"	Asa Burnham	Died in March 1812
1	Lieut.	Roger Woolcut	
2	"	James Norris	Left the Province since the war
1	Ens.	Joseph A. Keeler	

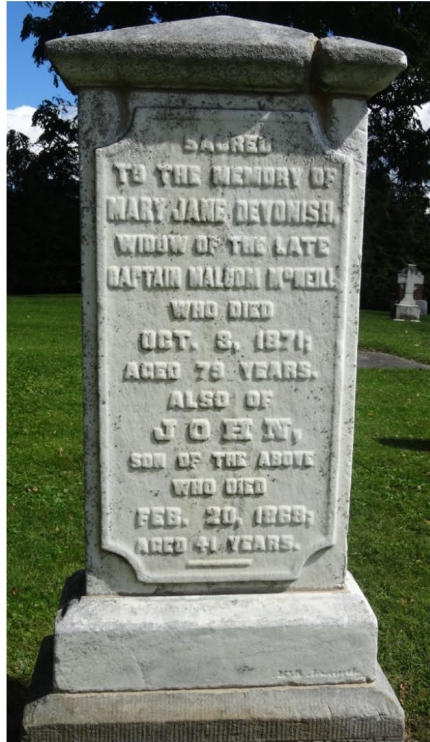
Officers' list for the First Regiment of the Northumberland Militia, 1812, showing Roger Woolcut [sic] as a Lieutenant. Courtesy of the Cobourg Museum.



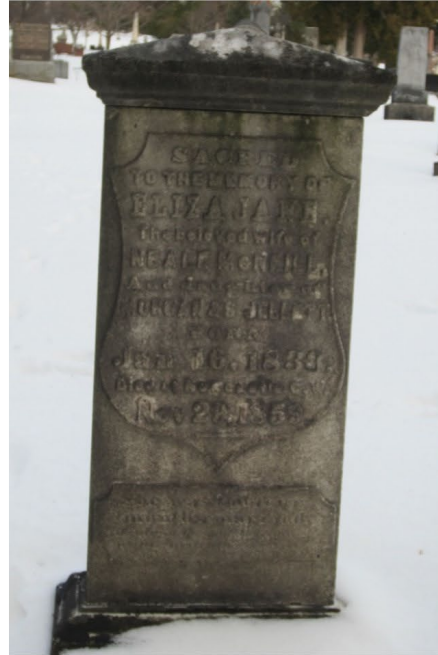
Allan Ash, son of Samuel, grandson of George, was a noted musician, and one of the first settler children born in the area. Courtesy of the Cobourg Museum Foundation.



Detail of Lot 9 ("S.A. Ash" and "J. Wells") and Lot 10 ("J. Beatty") from the *Illustrated Historical Atlas of the Counties of Northumberland and Durham*, 1878. Courtesy of McGill University, Rare Books Division, The Canadian County Atlas Digital Project.



(Left) Grave marker for Mary Jane Devonish Moore McNeill. St George's Cemetery, Grafton, Ontario.
(Right) Grave marker for Eliza Jane McNeill (née Jellet). St. Peter's Anglican Cemetery, Cobourg.



Grave marker for Malcolm McNeill Jr., Emma McNeill (née Godard), and their young daughter Anne McNeill. Saint George's Anglican Church Cemetery, Grafton.



(Left) Grave marker for George Castle and Margaret Cockburn. St. Peter's Anglican Cemetery, Cobourg.

(Right) Grave marker for Mary Grace Castle and William Burton Smith. St. John's Anglican Cemetery, Port Hope.



Portrait of James Cockburn (undated). Library and Archives Canada/MIKAN 3506674



Photographed by Levesque

INTERNATIONAL CONVENTION AT QUEBEC.
OF DELEGATES OF THE LEGISLATURES OF CANADA, NOVA SCOTIA, NEW BRUNSWICK, PRINCE EDWARD'S ISLAND AND NEWFOUNDLAND,
 TO SETTLE THE BASIS OF A UNION OF THE BRITISH NORTH AMERICAN PROVINCES, OCTOBER 10th, 1864.

27	8	24	3	11	14	20	10	9	7	11	15	13	20	25	22	21	20	25						
23	6	4	2	22	10	1	11	15	3	12	15	18	16	19	17	18	19	25						
CANADA.					NOVA SCOTIA.					NEW BRUNSWICK.					PRINCE EDWARD ISLAND.									
1. Hon. Sir E. P. Tuckey, M. L. C., Secretary General and Minister of Militia.	2. Hon. J. A. Robinson, M. P. P., Attorney General, C. B.	3. Hon. George R. Carter, M. P. P., Attorney General, C. B.	4. Hon. George Brown, M. P. P., President of Legislative Council.	5. Hon. G. Blakesley, M. P. P., Postmaster General.	6. Hon. A. J. Daly, M. P. P., Minister of Finance.	7. Hon. J. C. Chapin, M. P. P., Commissioner of Public Works.	8. Hon. G. L. Langstaffe, M. P. P., Solicitor General, C. B.	9. Hon. J. Cockburn, M. P. P., Auditor General, C. B.	10. Hon. C. Tupper, Provincial Secretary, N. S.	11. Hon. W. A. Sneyd, Attorney General, N. S.	12. Hon. J. H. Coffey, M. L. C., Leader of the Opposition, N. B.	13. Hon. G. S. Dickey, M. P. P., N. B.	14. Hon. A. A. Lamborn, M. P. P., N. B.	15. Hon. J. M. Johnson, Attorney General, N. B.	16. Hon. G. E. Chouinard, M. L. C., N. B.	17. Hon. J. H. King, M. P. P., N. B.	18. Hon. C. Fisher, M. P. P.	19. Hon. J. M. Johnson, Attorney General, P. E. I.	20. Hon. W. A. Pope, Provincial Secretary, P. E. I.	21. Hon. A. B. McDonald, M. L. C., P. E. I.	22. Hon. S. Hays, M. P. P., Leader of the Opposition, P. E. I.	23. Hon. J. H. Barlow, M. P. P., P. E. I.	24. Hon. S. Hays, M. P. P., P. E. I.	25. H. Bernard, Secretary.
NEWFOUNDLAND.					NEW BRUNSWICK.					PRINCE EDWARD ISLAND.					NEWFOUNDLAND.									
21. Hon. P. B. V. Dugas, Speaker of the Legislative Assembly, N. F.					22. Hon. J. A. Hays, Leader of the Opposition, N. F.																			

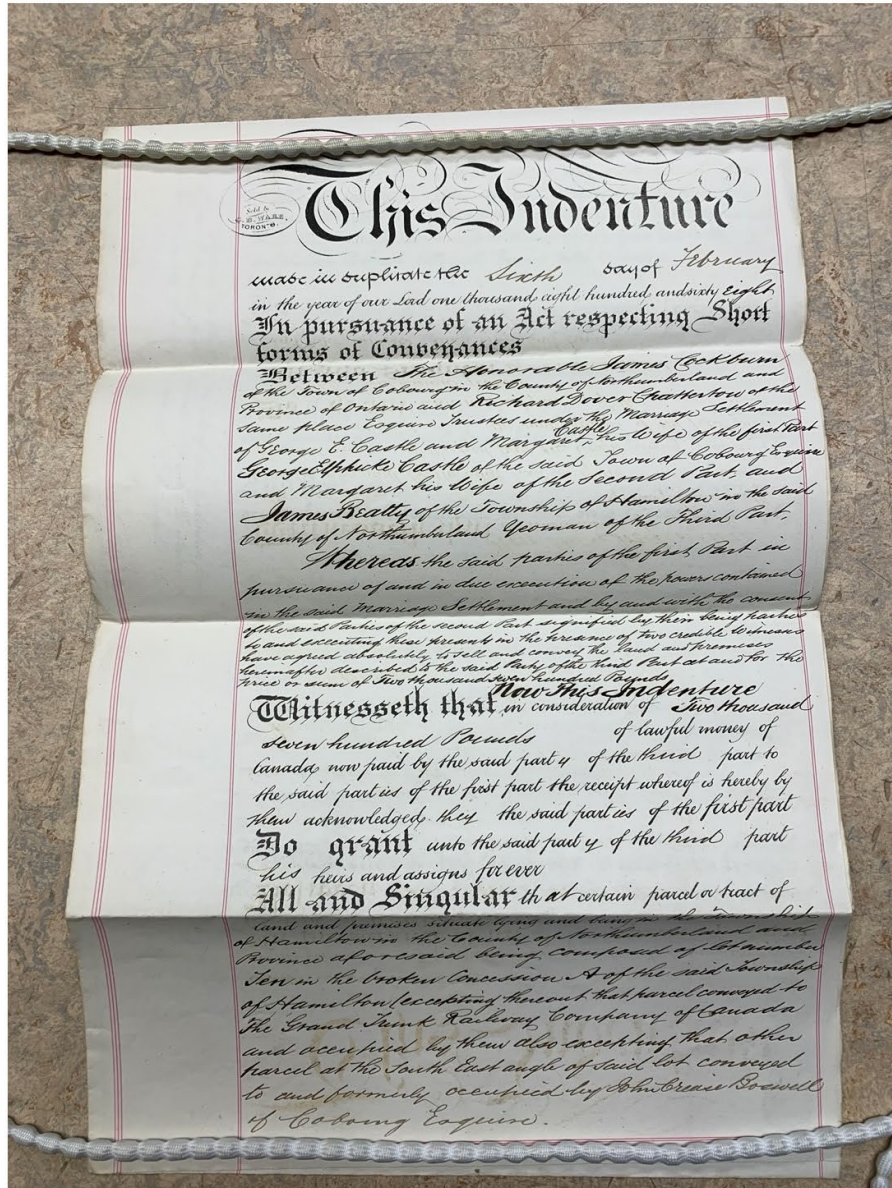
Delegates to the Quebec Conference, October 10-27, 1864, at which the terms of Confederation were resolved. James Cockburn is the short man at the centre of the second row. Library and Archives Canada (C-000733)



(Left) R.D. Chatterton, undated. (Right) Frances "Fannie" Chatterton (née Howard), undated. Courtesy of the Cobourg Museum.



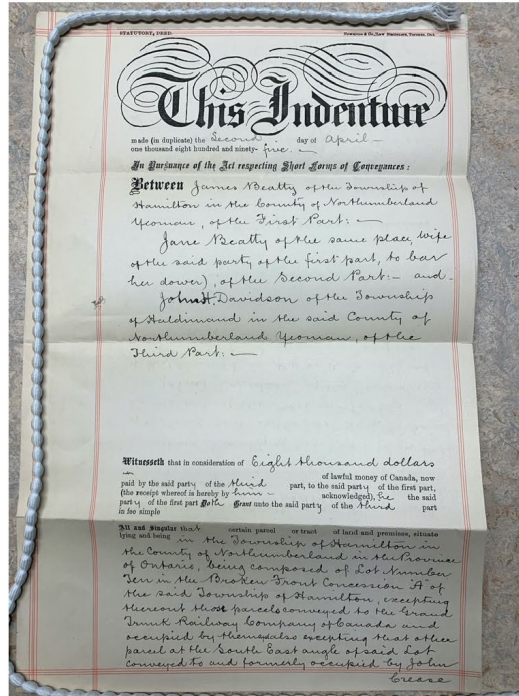
The Chatterton Residence, 50 Havelock Street, Cobourg as it appears today. Courtesy of the Cobourg Museum.



Deed transferring the property from George Castle to James Beatty for £2,700, with Cockburn and Chatterton as trustees, in 1868. (Note that Canadian currency switched from being based on the British pound to the "Canadian dollar," which was at par with the U.S. dollar, around this time.) Courtesy of the Northumberland County Archives.



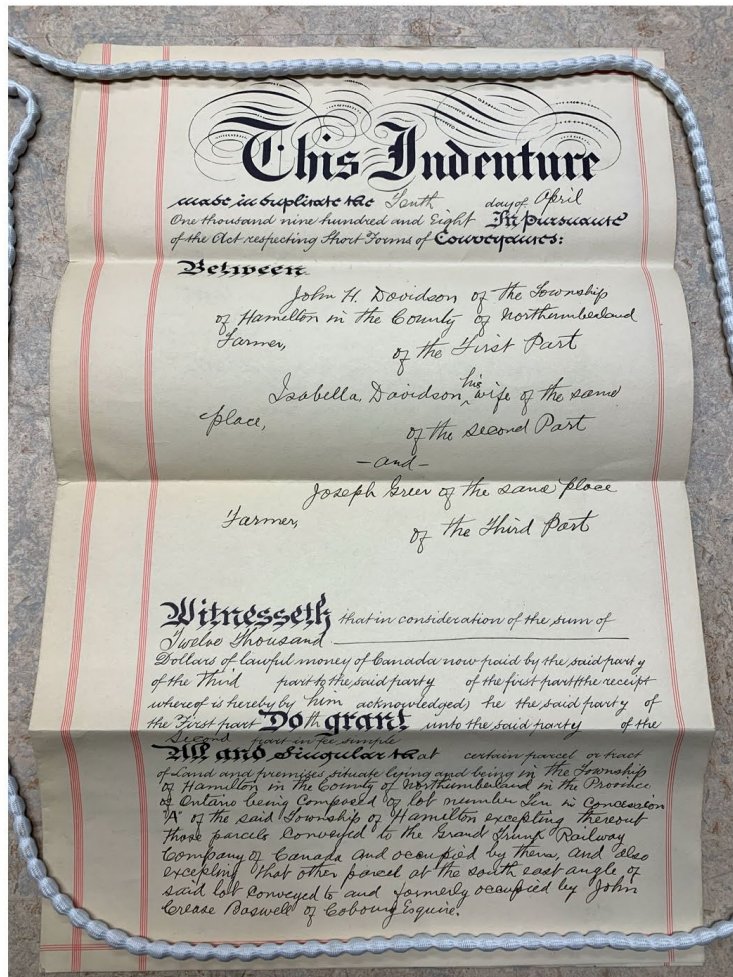
Illustration of the Beatty Farm, from the *Belden Illustrated Historical Atlas of the Counties of Northumberland and Durham*, 1878. Note the tower and porch, now gone, and the elaborate complex of barns, wings, and outbuildings surrounding the original brick barn (with cupola). Courtesy of McGill University, Rare Books Division, The Canadian County Atlas Digital Project.



Deed transferring the property from James Beatty to John Davidson for \$8,000 in 1895. Northumberland County Archives.



Grave marker for Michael Davidson and Ann Beatty, Hull's Corners Methodist Cemetery, Cobourg.



Deed, John Davidson to Joseph Greer for \$12,000 in 1908. Courtesy of the Northumberland County Archives.

Cobourg Dairy Farm

Best place to get Pure Milk and
Cream. Delivered fresh every
morning to all parts of the town.

Jos. Greer & Sons

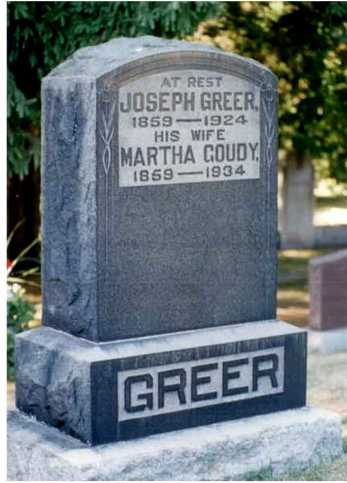
Phone 167—four rings. PROPRIETORS

Ad for Greer Dairy in the *Cobourg Congregational Cookbook*, 1909. Courtesy of the Toronto Public Library.

HAMILTON TOWNSHIP

	Post Office	Con.	Lot	
Gray Regnld,	"	s	2 6	Hawkin
Green A W,	Cobourg	g	1 11	
Green Eliza,	"	f	a 11	Henderso
Green Jacob,	"	f	a 11	Henderso
Green John,	"	f	a 11	Hibbert
Green J W,	"	f	1 11	
Green Mary J,	"	f	a 11	Hickerson
Green Sarah D,	"	f	a 11	Hickerson
Greer Jos,	Cobourg	f	b 10	Hickerson
Greer O G,	"	s	a 10	Hickey A
Greer Merwin,	"	s	a 10	Hickey I
Greer W D,	"	s	a 10	Hie E P,
Grieve Jas,	"	1 f	5 17	Hie J I,
Grieve J W,	"	1 f	5 17	Hinman
Grieve K C, Cold Springs	s	5	17	Hogan M

Joseph Greer and sons in the 1916-17 *Vernon's Directory*.



Grave marker for Joseph and Martha Greer, Cobourg Union Cemetery.



William Greer, with his son Joseph Meredith Greer, June 1915. From Ancestry.ca.



Grave marker for William and Elizabeth Greer, as well as their youngest child Charles, who died in childhood. Cobourg Union Cemetery.



Wedding of Oscar and Ethel Greer, June 16, 1921. Albert and Nelly (Greer) Green on left, and Oscar and Ethel on right. Cobourg. Nelly Greer was a sibling to William, Oscar, and Merwin Greer. From Ancestry.ca.



Oscar Greer, with son Clifford, 1924, Cobourg. From Ancestry.ca.



Clifford Greer, R.C.A.F., c. 1942. From Ancestry.ca.



Grave of Clifford Greer, Stonefall Cemetery. Harrogate, North Yorkshire, England. Findagrave.com.



Grave marker for Oscar, Ethel, Thelma, and Clifford Greer. Cobourg Union Cemetery.



Fleda Greer and her children, approx. 1931–32. Fleda is sitting with Dorothy standing to her left, Ruth to her right, and Kenneth sitting beside her. Cobourg, ON. From Ancestry.ca.



Grave marker for Merwin and Fleda Greer. Cobourg Union Cemetery.



Merwin Greer Public School, 457 King St E, Cobourg. Kawartha Pine Ridge District School Board.



Meredith Greer, right, with his sister Muriel Eleanor Greer, c. 1919. From Ancestry.ca.



Meredith Greer in front of the house at 540 King St E. 1920. From Ancestry.ca.



Grave marker for Meredith and Evelyn Greer. Cobourg Union Cemetery.



Scan of photos of 540 King St. E. taken in August, 1983, photographed as part of LACAC's inventory of Cobourg's architecture. Note the structure that connects the silos to the barn, and the "milk house" wing extending from the southwest corner. Courtesy of the Northumberland County Archives.

6 – Exterior Photographs



South elevation



Round-cornered two-over-two sash window with flattened hood mould above



North wing and back door porch, east elevation



Ground-floor round-headed window with figured hood mould, keystone, and curlicues. East elevation. Note replacement chimney on right.



Quoining and the ground-floor bay window, south and east elevations



Paired round-headed windows over bay window with double hood-mould arches incorporating a herringbone brickwork inset, vergeboard fretwork and trusses in gable, and copper sheathing on roof of bay.



Detail of flattened-arch keystone design and rounded window



Second-floor dormer with two-over-two lancet window, hood mould, decorative vergeboard, and trusses.



Detail of hood moulds and decorative cornice brackets on the bay windows



West elevation



Note different decorative vergeboard pattern on back of house, rear wing, and drive shed



Drive shed, west elevation



Entrance to drive shed, south elevation



South doors of drive shed from inside



East wall of drive shed from inside



Drive shed, east elevation; stuccoed brick; fieldstone foundation



Drive shed, fieldstone foundation



North and east elevation



Carved wood rope mouldings, panelling, and plaster crown mouldings in the round-cornered bay window



Carved wooden inner front door casing and surround, including one-over-one round-headed side lights with etched glass.



With door closed.



Covered-over front door transom from the inside.



Carved newel post and spindles; curved banister and stairs



South elevation of barn



South elevation



South elevation. Note west end addition



South elevation. Cart doors on left, east end addition on right



Location of the great cart doors in the centre section, south elevation.



Note diamond-shaped openings (possibly “owl holes”) in the centre section of barn, as well as the common bond (also called “American bond”) brick pattern.



Door in east addition



East end addition



East end addition. Note the hay rack on the wall at right.



The "byre," where the dairy cattle were kept.



Double gutters in the byre for the “stable cleaner” manure-removal system



Mow, west end



East end of mow



Access ladder in mow



Roof hatch in north elevation



Upper section of the great cart doors, north elevation. Note mortise holes above the doors, which may indicate the beam has been re-used.



Diamond-shaped openings for light and ventilation



Looking east past the brick half-wall that may mark the east wall of the original barn, with the addition beyond



Looking toward the west end of the hay loft ("mow"), with silos beyond.

7 – Interior Photographs

House Crawlspace



House First Floor

