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City of Belleville

October 3, 1983

OFFICE OF CITY CLERK

169 FRONT STREET
BELLEVILLE, ONTARIO
K8N 2Y8

Mr. John White
Chairman
The Ontario Heritage Foundation
7th Floor
77 Bloor Street West
Toronto, Ontario
M7A 2R9

Dear Mr. White:

Re: Designation of 45-47 South Front Street, Belleville
(McIntosh-Ridley Home)

With respect to our letter of March 17, 1983, which was Notice of Intent, I would advise that By-law Number 11365 has been passed designating 45-47 South Front Street, Belleville (McIntosh-Ridley Home) to be of historic or architectural value or interest pursuant to the Ontario Heritage Act 1980. By-law 11365 was registered in the Registry Division of Hastings (21) as Number 321217 on September 30, 1983.

Attached hereto is a copy of By-law Number 11365 for your file. Arrangements are being made for the Notice to appear in the press with respect to this matter.

Yours very truly,

William C. Moreton, A.M.C.T.
City Clerk

WCM:cal

Encl:

c.c. Mr. W. C. Purcell, P. Eng.
City Manager

Mr. N. Lambooy, Chairman,
L.A.C.A.C.

THE CORPORATION OF THE CITY OF BELLEVILLE

BY-LAW NUMBER 11365

A BY-LAW TO DESIGNATE A FRAME AND STUCCO BUILDING WITHIN THE CITY OF BELLEVILLE TO BE OF HISTORIC OR ARCHITECTURAL VALUE OR INTEREST (THE McINTOSH-RIDLEY HOUSE -- 45 - 47 SOUTH FRONT STREET)

WHEREAS Section 29 of the Ontario Heritage Act, 1980 provides that where the Council of a Municipality has given notice of its intention to designate a property to be of historic or architectural value or interest and, where objections to said notice of designation are duly received and duly processed through the Conservation Review Board, the Council shall pass a by-law designating the property to be of historic or architectural value or interest;

AND WHEREAS all statutory requirements for giving notice of Council's intention to pass a by-law designating the property herein described to be of historic or architectural value have been complied with;

AND WHEREAS one objection to said notice of designation was received and duly processed through the Conservation Review Board;

AND WHEREAS the respective Conservation Review Board report has been received;

AND WHEREAS the Conservation Review Board is recommending that the said property be designated to be of Historic or Architectural Value or Interest;

... ..

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF BELLEVILLE ENACTS AS FOLLOWS:

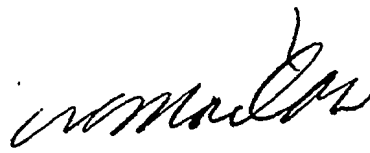
1. The McIntosh-Ridley House located at Municipal Nos. 45 - 47 South Front Street, being located on the East Side of South Front Street and West of Pinnacle Street according to Government Plan in the City of Belleville, which parcel of land is more particularly described in Schedule "A" attached hereto, be and the same is designated as a property of historic or architectural value or interest, as provided in the Ontario Heritage Act, 1980.
2. Nothing in this by-law shall be construed to designate any of the lands described in Schedule "A" attached hereto to be of historic or architectural interest, as provided in the Ontario Heritage Act, 1980.

MCINTOSH-RIDLEY HOUSE - 45-47 SOUTH FRONT STREET

(Reasons for Designation under Ontario Heritage Act - By-Law Number 11365 refers)

The "McIntosh-Ridley Home", 45-47 South Front Street, was erected circa 1817 by Martha McIntosh, daughter of United Empire Loyalist, Ruliph Ostrum, and widow of Captain John McIntosh. By 1829 it was the home and office of Dr. George Neville Ridley and family remaining with the Ridley family until 1900.

The imposing grand scale, the early post and beam brick filled construction, the original interior mouldings and cooking and baking facilities combine to make this Loyalist style house unique in the Belleville area. The house is the keystone of at least one dozen early buildings still existing from the harbour front settlement.



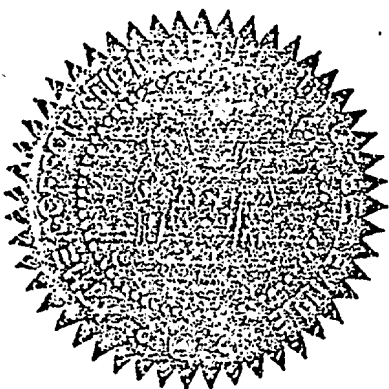
William C. Moreton, A.M.C.T.
City Clerk

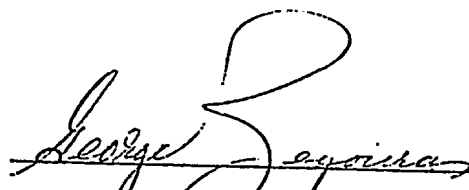
THIS BY-LAW SHALL COME INTO FORCE AND TAKE EFFECT IMMEDIATELY ON AND AFTER
THE PASSING THEREOF.

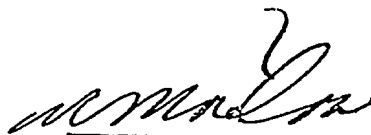
Read a first time this 26th day of September, 1983.

Read a second time this 26th day of September, 1983.

Read a third time and finally passed this 26th day of September, 1983.




GEORGE A. ZEGOURAS, MAYOR



WILLIAM C. MORETON, CITY CLERK

I hereby certify that this is a true and
exact copy of By-Law Number 11365
which received three reading(s)
on the 26th day of Sept., 1983



William C. Moreton, City Clerk

SCHEDULE "A"

TO BY-LAW NUMBER 11365

ALL AND SINGULAR that certain parcel of land and premises situate lying and being in the City of Belleville, in the County of Hastings and being composed of Lot 9 and Part of Lots 8 and 10, west of Pinnacle Street, according to the Government Plan of the City of Belleville described as follows:

PREMISING that the west limit of Pinnacle Street has an astronomic bearing of North 18 degrees 47 minutes 30 seconds West and relating all bearings herein, thereto;

COMMENCING at a survey post planted in the west limit of said Lot 8 distant 107.00 feet measured North 27 degrees 06 minutes 10 seconds West thereon from the southwest corner of said Lot 8;

THENCE North 66 degrees 25 minutes East, 110.96 feet to a point in the east limit of said Lot 8;

THENCE North 18 degrees 47 minutes 30 seconds West along the east limit of said Lots 8, 9 and 10, a distance of 225.18 feet to a survey post planted;

THENCE South 62 degrees 41 minutes 30 seconds West along an old post and wire fence, 143.26 feet to a survey post planted in the west limit of said Lot 10;

THENCE South 27 degrees 06 minutes 10 seconds East along the said west limit of Lots 10, 9 and 8, a distance of 215.47 feet to the said point of commencement.

The parcel as herein described being shown outlined in red on a plan of survey dated April 27th, 1983, signed by Gerald F. Steele, Ontario Land Surveyor, a duplicate of which plan is attached to Instrument No. 185103.



Conservation
Review Board

Ministry of Citizenship and Culture
7th floor
77 Bloor Street West
Toronto, Ontario
M7A 2R9

RE: CITY OF BELLEVILLE - INTENTION TO DESIGNATE
45 FRONT STREET SOUTH - BELLEVILLE, ONTARIO

Patricia Lucas, Chairman

August 4, 1983

Hearing pursuant to Section 29(8) of the Ontario
Heritage Act R.S.O. 1980, as amended, of the Notice of
Intention given by the City of Belleville to designate
45 Front Street South, in Belleville, Ontario, as being
of historic and architectural significance and interest.

MR. PETER WRIGHT	- Solicitor for the City of Belleville
MISS JENNIFER BARRETT	- Student-at-law for the City of Belleville
MR. ALBERT HALE	- Owner

R E P O R T

The Board attended at the Council Chambers, City
Hall, Belleville, Ontario at 10:00 a.m. on Thursday, August
4, 1983. A public hearing was conducted to determine
whether 45 Front Street South, Belleville, Ontario should
be designated as being of historic and/or architectural
interest.

At the commencement of the hearing, counsel for the
City of Belleville, through its witness William Morton

City Clerk; satisfied the Board that all notices and procedures stipulated by the relevant statute and regulations thereto, had been complied with and exhibit number one was filed in support thereof.

Exhibit number two, being a certified copy of the abstract of title to the subject property under the hand seal of the Deputy Land Registrar, Land Registry Office for Hastings (No. 21) showed the present owner to be Albert Hale, who was present and made a party to the proceedings.

The City of Belleville called as its next witness Elaine Preston, a resident of Belleville, who has been the Chairman of the Historic Structures Committee of the Hastings County Historical Society, for five years and whose evidence was contained in exhibit number three, "History of the McIntosh Ridley House", together with photograph exhibits numbers four, five, six and seven, and accordingly need not be reviewed here. Suffice it to say that the house was constructed in approximately 1817 with a kitchen wing being added two years later and has been used as both a residence and commercial use to the present day, although in the recent past it has remained vacant and is presently for sale. Additionally the owner has applied for a demolition permit.

Evidence was then adduced from Beth Green a member of LACAC and Chairman of the Heritage Designation Committee. Mrs. Green's evidence was mainly with respect

to the City of Belleville's standing request that LACAC not request designation without the owner of the subject property's consent. It appears that discussions were held with the owner, concerning designation, apparently in the hope of obtaining his consent, and the grants available to him for up to 50% if restoration costs consequent on the designation. It appears that these discussions were unsuccessful.

The next witness called by the City was Roy Turner, an architect who indicated that an appraisal of the property is intended. Stuart Murray, Planning and Zoning Administrator, advised the Board that the subject property and its surrounding area is designated for a variety of commercial uses, being waterfront oriented, and intended to compliment the waterfront locale. The subject property is situated in one of Belleville's older residential areas, requiring repair and updating of the municipal services. The Board was further advised that pursuant to its Neighbourhood Improvement Redevelopment Plan, the City has undertaken these repairs with a view to incorporating retention and reuse of the older, historic buildings within the neighbourhood known as Foster Ward.

On questioning from Mr. Hale, Mr. Murray acknowledged that the property may be rezoned, and that the broad range of uses presently applicable to the subject property are not necessarily complimentary.

Dr. Peter Stokes, a consulting restoration architect ; was called by Counsel for the City of Belleville, and through him exhibit number eight was filed. Exhibit number eight was apparently prepared by the Quinte Region Branch of the Architectural Conservancy of Ontario, in support of their campaign to raise funds sufficient to acquire the subject property.

Exhibit number eight sets out the historical background of the house, indicating that it was built in 1817 by Martha McIntosh, widow of John McIntosh, a United Empire Loyalist and one of Belleville's earliest settlers. He was a captain in the First Regiment of the Hastings Militia during the War of 1812 and received a medal for gallantry. He drowned in 1815.

Martha McIntosh lived in the house until 1829 when it was sold to Dr. George Neville Ridley, a physician, who together with his wife raised eight children in the house. In 1900, the property was sold to Laughlin and Maude Hughes who were the last to use the property as a residence. In 1919 it was purchased and used as an ice cream factory and in 1939, John McKenzie began acquiring the property, using it as the McKenzie Feed building until its sale to the present owner, Albert Hale, in 1975.

Apart from its historical significance to the City of Belleville, Dr. Stokes was of the view that the building is worthy of presentation for its architectural importance. It is Dr. Stokes opinion that the building's significance can be found in its form, design and detail. The building

as originally constructed was quite unusual with the front and back being identical, and of a unique arrangement and plan, with the chimneys being placed in the interior of the building. An addition to the kitchen was constructed two years after the building was complete, and then this extension was raised from one and one half storeys to a two storey building.

Dr. Stokes states that the building is largely intact, although the main level has been gutted, and is structurally quite sound. Some slight misalignment is evident because the building is not weathertight, but basically restoration is quite feasible.

The final witness called by the City was Douglas Franklyn, presently Director of Heritage Canada Foundation. Mr. Franklyn emphasized that the building is one of five in the area predating Confederation, and that it is the most important in the area, and for these reasons strongly urges its designation.


The Board then heard from Albert J. Hale, the owner of the subject property, who rather than being sworn, made certain submissions.

Mr. Hale does not challenge either the historical or architectural significance of the property. It would appear that he had been most co-operative, permitting unlimited access to the building and assisting LACAC in its attempts to raise funds to purchase the building.

Mr. Hale, however, believes that he should now be permitted to recoup his investment, as he sees fit, since the purchase has not been arranged. Mr. Hale who purchased the building in 1975 for \$38,000 is asking \$125,000 presently.

The evidence before the Board is overwhelmingly in favour of designation of the subject premises for both its historical and architectural significance. It is rare indeed, that so important a structure is indeed so structurally sound especially one of its vintage. It is unfortunate that the present owner objects to the property's designation, as it is hoped that, failing attempts to purchase the building, the owner would co-operate with the various historical societies in their efforts at restoration.

The Board therefore strongly urges that the Council of the City of Belleville designate 45 Front Street South in the City of Belleville, as being of historical and architectural significance, pursuant to the Ontario Heritage Act, R.S.O. 1980.

A handwritten signature in dark ink, appearing to read "Patricia Lucas". The signature is fluid and cursive, with a large initial "P" and a long, sweeping underline.

Patricia Lucas, Chairman



City of Belleville

OFFICE OF CITY CLERK

169 FRONT STREET
BELLEVILLE, ONTARIO
K8N 2Y8

March 17, 1983.

Mr. Albert Hale,
21 Robertson Lane,
Belleville, Ontario.
K8P 4C2

Dear Mr. Hale:

Re: 45-47 South Front Street
McIntosh-Ridley Home

In accordance with the requirements of the Ontario Heritage Act and as authorized by resolution of City Council, I am giving Notice of Intent that City Council intends to designate the property at 45-47 South Front Street, which is owned by you, as a property of historic and architectural value or interest.

Attached please find Statement of Reasons for the Proposed Designation, and it has been recommended to Council by the Local Architectural Conservation Advisory Committee that the building be designated and preserved for these reasons.

A Notice of Objection to the designation of the above property setting out the reason(s) for the objection and all relevant facts, may be served on the undersigned within thirty days. The last day for filing of objections is therefore the 18th day of April, 1983.

Yours very truly,

Earl M. Dafoe, A.M.C.T.,
City Clerk.

EMD/bf
Encl.

b.c.c. City Manager
Guaranty Trust Company of Canada
Chairman, Ontario Heritage Foundation ✓

STATEMENT OF REASONS FOR THE PROPOSED DESIGNATION

No. 45-47 South Front Street is recommended for designation for architectural and historical reasons. The frame two storey building, THE MCINTOSH - RIDLEY HOME, was erected circa 1817 by Martha McIntosh, daughter of U.E. Loyalist, Ruliph Ostrum, and widow of Captain John McIntosh.. By 1829 it was the home and office of Dr. George Neville Ridley and family, remaining with the Ridley family until 1900.

The imposing grand scale, the early post and beam brick-filled construction, the original interior mouldings and cooking and baking facilities combine to make this Loyalist style house unique in the Belleville area. The house is the keystone of at least one dozen early buildings still existing from the harbour front settlement.

The C' y of Belleville,

The Mayor and Members of City Council,

Your Worship, Ladies and Gentlemen,

During our meeting of March 7, 1983, the members of LACAC unanimously agreed to advise Council to designate the building on 45 South Front Street, Belleville, known as the MCINTOSH- RIDLEY HOME.

LACAC further advises Council to adopt a motion of designation under the Heritage Act 1974 concerning this building at this meeting of March 14, 1983.

We enclose a copy of the SHORT STATEMENT OF REASONS FOR THE PROPOSED DESIGNATION of this building for your consideration.

Respectfully submitted,
On behalf of LACAC,



Nic. Lambooy. MRAIC
Chairman.

DATE	READ		
MAR 09 1983	FILE	PENDING	
CLERK			
D/CLERK			