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City of Belleville

OFFICE OF CITY CLERK

June 14, 1985

169 FRONT STREET
BELLEVILLE, ONTARIO
K8N 2Y8

Mr. John White, Chairman
The Ontario Heritage Foundation
7th Floor
77 Bloor Street West
Toronto, Ontario M5S 1M2

Dear Mr. White:

Re: Municipal No. 20-24 Victoria Avenue -
Belleville, Ontario

Further to my letter of April 3, 1985, which was Notice of Intent, I am pleased to advise that By-Law Number 11697 has been passed designating Municipal No. 20-24 Victoria Avenue, Belleville to be of historic or architectural value or interest pursuant to the Ontario Heritage Act, 1980. By-Law Number 11697 was registered in the Registry Division of Hastings (21) as Number 342686 on June 10, 1985.

Attached hereto is a copy of By-Law Number 11697 for your files. The necessary Notice of the Passing of this By-Law appeared in the local press on May 22, 1985.

Yours very truly,

A handwritten signature in dark ink, appearing to read 'W. C. Moreton'. The signature is fluid and cursive, with a large 'W' and 'M'.

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

WCM/sr
Encl..

c.c. City Manager
Secretary, L.A.C.A.C.

THE CORPORATION OF THE CITY OF BELLEVILLE

BY-LAW NUMBER 11697

A BY-LAW TO DESIGNATE A STONE BUILDING WITHIN THE CITY OF BELLEVILLE TO BE OF HISTORIC OR ARCHITECTURAL VALUE OR INTEREST (MUNICIPAL NO. 20-24 VICTORIA AVENUE)

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 no objections to said notice of designation were received;

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

1. The stone building located at Municipal No. 20-24 Victoria Avenue, being located on the north side of Victoria Avenue, 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, for the reasons stated in Schedule "B" attached hereto as provided for 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.

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

Read a first time this 13th day of May, 1985.

Read a second time this 13th day of May, 1985.

Read a third time and finally passed this 13th day of May, 1985.


GEORGE A. ZEGOURAS, MAYOR


WILLIAM C. MORETON, CITY CLERK

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Belleville, in the County of Hastings, being composed of Part of Lot 32 West side of Pinnacle Street according to Government Plan and Part of Hotel Lot North side of Victoria Street and West side of Pinnacle Street, according to Carre's Plan registered in the Registry Office for the Registry Division of Hastings, and described as follows:

PREMISING that all bearings herein are referred to the Eastern limit of Part 3, as shown on Reference Plan 21R-1438, and being North 18 degrees 40 minutes 10 seconds West;

COMMENCING at the intersection of the Southerly production of the Westerly face of the Westerly wall of a brick building lying East of the herein described parcel, with the Northern limit of Victoria Street, distant 111.04 feet, measures South 72 degrees 31 minutes 05 seconds West from the South East corner of said Hotel Lot;

THENCE North 18 degrees 15 minutes 10 seconds W along the said Southerly production, the said Westerly face and the Northerly production thereof, a distance of 127.45 feet;

THENCE South 72 degrees 31 minutes 05 seconds West parallel to the Northern limit of Victoria Street, a distance of 51.30 feet to the intersection of the Northerly face of a stone wall running in a East West direction, with the centreline of a stone wall running in a North South direction;

THENCE South 19 degrees 05 minutes 20 seconds East along the centreline of last mentioned stone wall and Southerly production thereof, a distance of 55.35 feet to an iron bar;

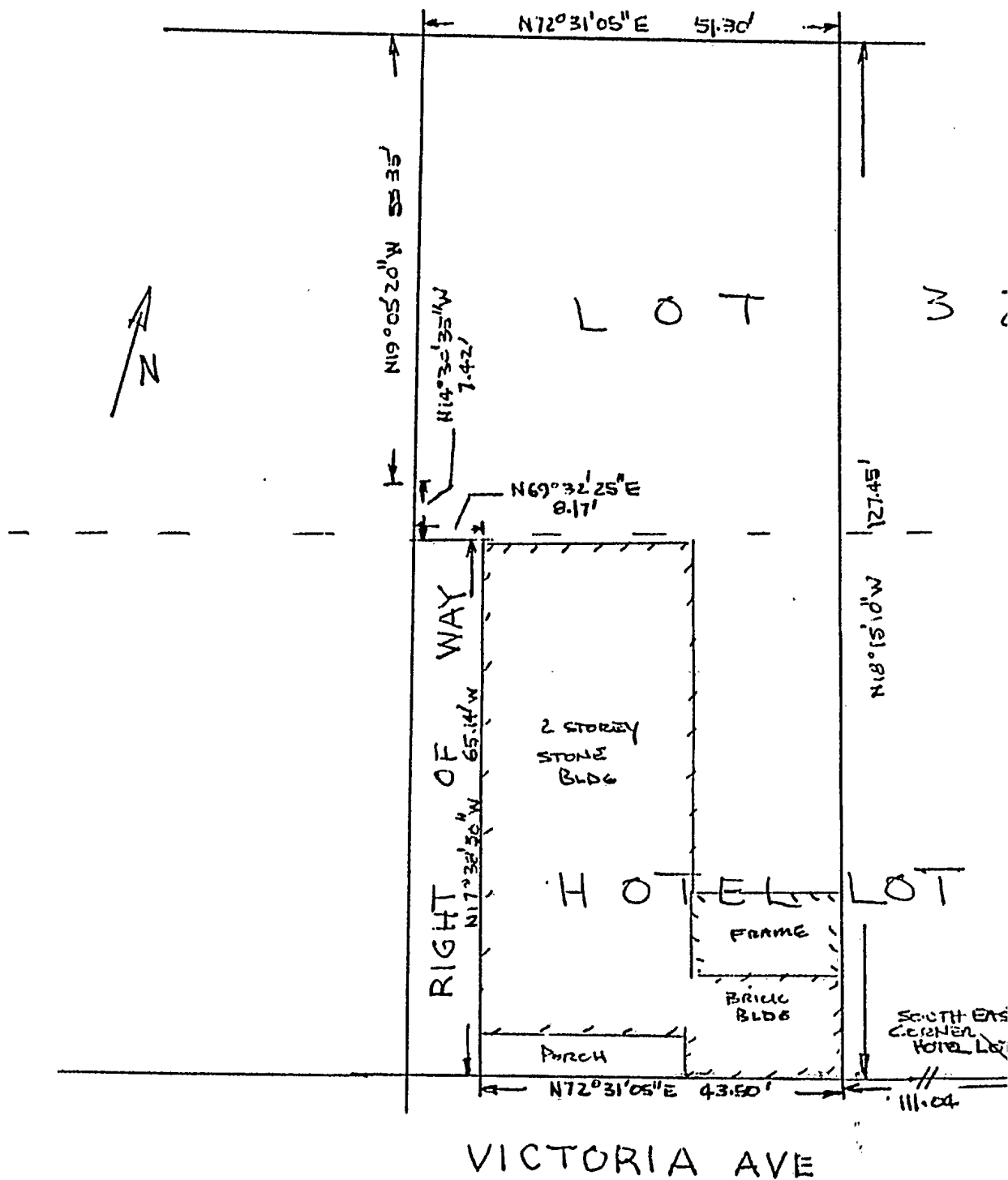
THENCE South 14 degrees 30 minutes 35 seconds East a distance of 7.42 feet to an iron bar;

THENCE North 69 degrees 32 minutes 25 seconds East a distance of 8.17 feet to the Westerly face of the Westerly wall of a stone building situate on the herein described parcel;

THENCE South 17 degrees 38 minutes 50 seconds East along the Westerly face of the said Westerly wall and the Southerly production thereof, a distance of 65.14 feet to the Northern limit of Victoria Street;

THENCE North 72 degrees 31 minutes 05 seconds East along the Northern limit of Victoria Street a distance of 43.50 feet to the point of commencement;

The above described lands being the lands described in Instrument Number 209428 and shown outlined in red on the attached sketch plan to illustrate description.



SKETCH PLAN TO ILLUSTRATE DESCRIPTION

1" = 20'

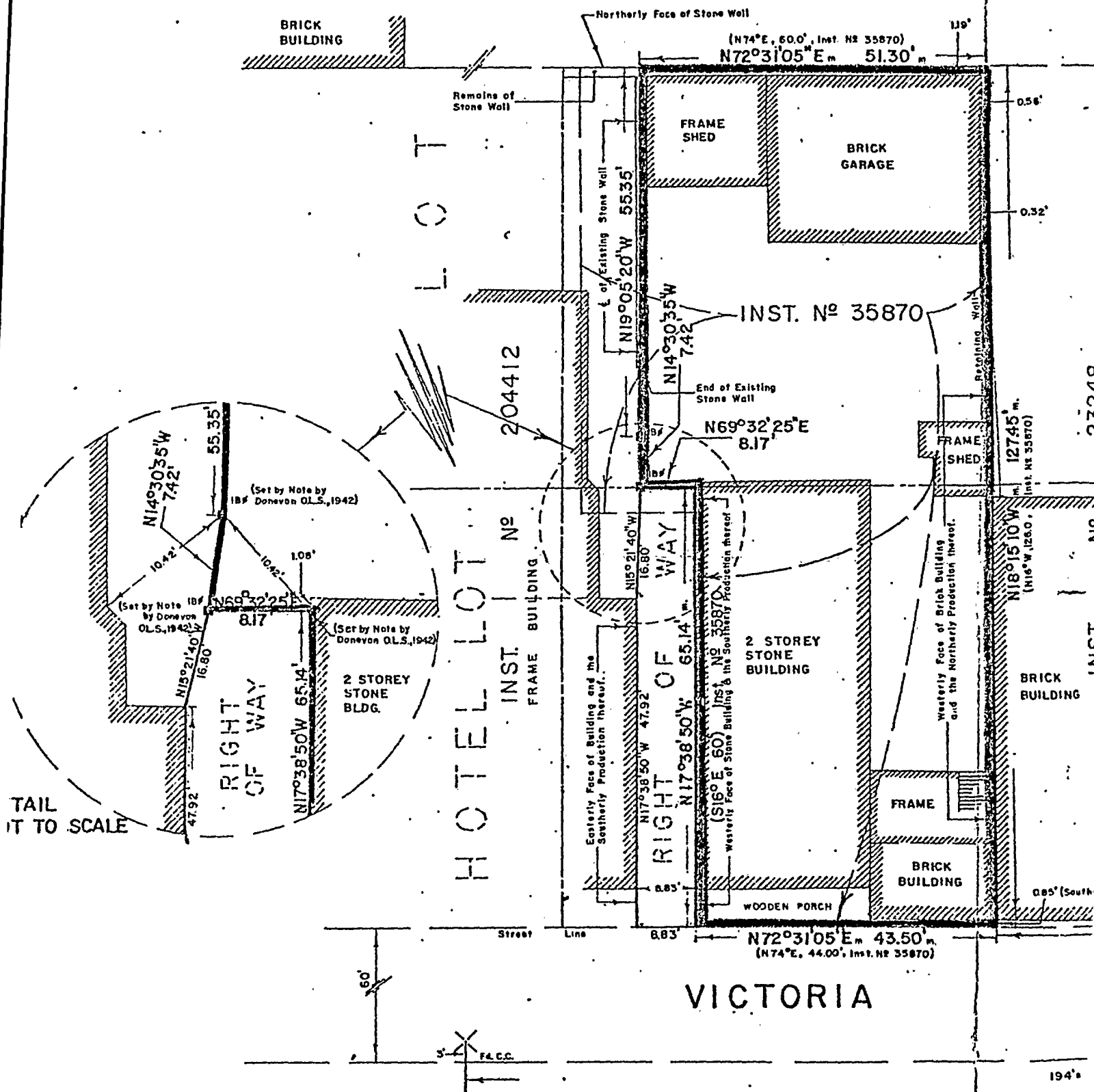
THIS IS NOT A PLAN OF SURVEY.

SCHEDULE "A" (Cont'd)
TO BY- LAW NUMBER 11697

INST.

Nº

G-2270



LEGEND

- denotes Standard Iron Bar 1" x 1" x 48"
- Round Iron Bar 3/4" diameter x 24"
- Iron Bar 5/8" x 7/8" x 24"
- Measured
- Found
- Cut Cross

NOTE

Bearings are Astronomic and are referred to the Eastern Limit of Part 3, Reference Plan 21R-1438 and shown as N18°40'10"W.

SURVE

- 1. This
- 2. The

SCHEDULE "B" TO

BY-LAW NUMBER

11697

REASONS FOR DESIGNATION - 20-24 VICTORIA AVENUE

The stone house at 20 Victoria Avenue is an example of early nineteenth Century Classical Vernacular style. It was built possibly c.1836 by Pennel G. Seldon. The facade of cut limestone has a balanced arrangement of window and door openings with straight heads of brick voussoirs. Rubble stone side walls rise to parapets at the roof, supported by carved stone corbels. Later Victorian owners added a decorative verandah, now gone, and single brackets with finials, under the eaves. Some early shutter hooks remain.

The brick addition at the rear was probably added c.1860, as a workshop, commercial and dwelling space. The brick addition on the east side at 24 Victoria Avenue was built c.1879. Originally, it was nearly the length of the stone house. The segmental windowheads, and the cornice supported by pairs of carved brackets, are typical of this period. This addition was used as commercial space by householders in the stone house, such as Fraser Asselstine. This property remained in the Asselstine family for nearly 85 years, with a variety of commercial tenants.

Interior details of note include the original brick and stone fireplace, the finely scaled wood trim and panelling of the early 19th Century, as well as the heavier mouldings and alterations of the middle and late 19th Century. The buildings remain as a visual record of occupancy and use from Belleville's early days.