

City of Belleville

Report No: APS-2024-26

Meeting Date: May 27, 2024



To: Mayor and Members of Council
Department: Engineering & Development Services
Staff Contact: Thomas Deming, Senior Principal Planner

Subject: Heritage Permit Application – 15 Market Street, City of Belleville, Ontario
OWNER/APPLICANT: Memorial Marketplace Inc.

Recommendation:

“THAT pursuant to Report No. APS-2024-26, the Municipal Heritage Committee (Heritage Belleville) recommends Belleville City Council approve the Heritage Permit request for 15 Market Street, as it is consistent with Section 33 of the Ontario Heritage Act.”

Strategic Plan Alignment:

City Centre Revitalization: Encourage the creation of a vibrant downtown, accented with pedestrian-friendly services and unique residential and commercial opportunities

Culture and Recreation: Support the arts and preservation of our heritage

Background:

The Memorial Arena

City of Belleville By-law 2003-47 designates 15 Market Street under Part IV of the Ontario Heritage Act. The subject property is shown on Attachment #1 – Location Map.

Originally called Hume Arena, it was purchased by the City of Belleville in 1946 and renamed the Belleville Memorial Arena to honour war veterans.

In 2011, a Cultural Heritage Value Assessment was completed by Golder Associates (Attachment #2). The report states that the Memorial Arena property is an important part of Belleville’s community identity and the urban fabric of the downtown core. The report further

states the arena is intimately linked to Belleville's sport history and has become an important symbol to the people of Belleville.

The Memorial Arena is specifically linked to the Belleville McFarlands hockey team. The McFarlands, a Senior 'A' amateur club, called the arena home from 1956 to 1961. During this time, the McFarlands won the Allen Cup in 1958 and in 1959, after been chosen by Canada to represent the country at the World Championship in Czechoslovakia, the McFarlands defeated the Soviet Union to win the gold medal.

The Memorial Arena is a rare and early surviving example of a purpose-built hockey arena. The building features a red brick façade, wood windows, exposed trusses, chimneys, and openings for clerestory windows.

In December 2010, the arena was closed due to operational and maintenance costs.

In May 2023, Council approved a heritage permit for the redevelopment of the Scale Building located on this property at the corner of Market Street and Pinnacle Street. The Scale Building has since been redeveloped into a coffee shop.

Proposal

On April 25, 2024, the City received a Heritage Permit application for 15 Market Street. The building subject to this application is the Memorial Arena.

The heritage permit application proposes to replace the existing doors and windows with new aluminum window and door systems; including, the removal of existing brick down to the finished floor to create full height openings. Similar materials and design were previously approved for the former Scale Building.

The application also proposes to remove the existing asphalt shingles on the roof, add insulation, and install a black standing seam metal roof similar to the roof installed on the former Scale Building. See Attachment #3 for more details.

Further, the existing asphalt shingles covering the exterior gable at the north and south ends of the building are proposed to be replaced with a rigid insulation and a vinyl shake product. The Applicants are proposing vinyl to limit the dead load on the structural steel truss system that carries the gable ends. Staff have indicated that this material should be a matte finish. See Attachment #4 for more details.

Renderings provided by the Applicant were reviewed by Heritage Belleville and are included with this report as Attachment #5.

On May 2, 2024, Heritage Belleville reviewed the Heritage Permit application. An excerpt from the draft meeting minutes is included as Attachment #6. At that meeting, Heritage Belleville made the following motion:

“THAT Heritage Belleville recommend Belleville City Council approve the Heritage Permit request for 15 Market Street as it is consistent with Section 33 of the Ontario Heritage Act.”

Future Proposal

The Applicant has indicated to Heritage Belleville and Staff that a future Heritage Permit will be submitted regarding signage.

Ontario Heritage Act

The Ontario Heritage Act provides a framework for the conservation of properties that are valued for the important contribution they make to our understanding and appreciation of the history of a place, an event or people.

Municipalities have a key role to play in conserving places that have cultural heritage value. The designation of individual properties under the Ontario Heritage Act is one tool that municipalities have used to protect heritage properties. Designation under the Ontario Heritage Act helps to recognize and protect the heritage features on that property.

Designation not only publicly recognizes and promotes awareness of heritage properties, it also provides a process for ensuring that changes to a heritage property are appropriately managed and that these changes respect the property’s heritage value.

Section 33 (1) of the Ontario Heritage Act states:

No owner of property designated under Section 29 shall alter the property or permit the alteration of the property if the alteration is likely to affect the property’s heritage attributes, as set out in the description of the property’s heritage attributes in the by-law that was required to be registered under clause 29 (12) (b) or subsection 29 (19), as the case may be, unless the owner applies to the council of the municipality in which the property is situate and receives consent in writing to the alteration.

By-law 2003-47

In 2003, the City of Belleville passed By-law 2003-47 which designated 15 Market Street.

Located at the southwest corner of Market Street and Pinnacle Street, this property was designated as a property of historic or architectural value or interest under Part IV of the Ontario Heritage Act.

Financial/Analysis:

No financial implications for the City are expected from the recommendation within this report.

Conclusion:

The Memorial Arena located at 15 Market Street is an iconic feature within the City Centre and is a valuable heritage resource. This building is designated under Part IV of the Ontario Heritage Act.

Heritage Belleville and Staff support the proposal as it reflects the original building design and preserves the heritage value as identified within the Cultural Heritage Value Assessment report.

Attachments:

[Attachment #1 – Location Map](#)

[Attachment #2 – Cultural Heritage Value Assessment](#)

[Attachment #3 – Renderings of Proposal](#)

[Attachment #4 – Roof Material Details](#)

[Attachment #5 – Gable Shingles Details](#)

[Attachment #6 – Excerpt from Draft Meeting Minutes – May 2, 2024](#)

Approved by:

Greg Pinchin, Manager of Approvals
Deanna O'Leary, Manager of Engineering
Matt MacDonald, Director Corporate Services
Rod Bovay, Chief Administrative Officer

Status:

Approved - 16 May 2024
Approved - 16 May 2024
Approved - 21 May 2024
Approved - 21 May 2024



MCANNANY ST

MARKET ST

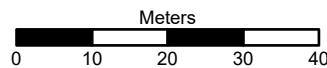
FRONT ST

PINNACLE ST

FRONT ST

LOCATION MAP

15 MARKET STREET





FINAL REPORT

Cultural Heritage Value Assessment Belleville Memorial Arena City of Belleville, Ontario

Submitted to:
City of Belleville
265 Cannifton Road
Belleville, ON K8N 4V8

Attention: Mark Fluhrer
Director, Recreation, Culture and
Community Services

Report Number: 11-1126-0042 (1000)

Distribution:

2 copies - Mr. Mark Fluhrer

1 copy - Golder Associates Ltd.

REPORT





CULTURAL HERITAGE VALUE ASSESSMENT BELLEVILLE MEMORIAL ARENA

EXECUTIVE SUMMARY

Golder Associates Ltd. (Golder) was retained by the City of Belleville to prepare a Cultural Heritage Value Assessment of the Memorial Arena property. The property is located at the corner of Market and Pinnacle Streets in downtown Belleville. The Memorial Arena is designated under Part IV of the *Ontario Heritage Act*. The Cultural Heritage Value Assessment was commissioned to obtain a better understanding of the property, its cultural heritage values, and its character defining elements/heritage attributes. This assessment was undertaken in accordance with provincial best practices and reflects the current legislative requirements. This assessment report provides the property ownership history, the land use history, a high level social history, an assessment of all buildings on the property, and an assessment of the property's cultural heritage values. The interior and exterior of the Memorial Arena building was assessed and specific character defining elements/heritage attributes were identified. In addition, the small brick building located at the corner of Pinnacle and Market Streets was examined, and determined to be an early example of a community weigh scale building. The findings of this assessment indicate that the property does possess significant cultural heritage value. However, the previous *Ontario Heritage Act* designation by-law, although reflective of the time in which it was created, is no longer sufficient to facilitate the process of change management. This assessment revealed new information concerning the property. The by-law also contains some factual errors which should be rectified. Therefore this report provides the following recommendations:

- 1) That a new *Ontario Heritage Act* designation by-law, attached to this document as Appendix E, be adopted by the Council of the City of Belleville;
- 2) That prior to any in-ground works, a Stage 1/2 Archaeological Assessment be undertaken;
- 3) That a Cultural Heritage Management Plan be developed for the property;
- 4) The City of Belleville, working with Heritage Belleville, should undertake an oral history project on the Memorial Arena property and its role in the history of sport in Belleville. The findings of this project should be deposited within the Belleville Public Library and at the Community Archives of Belleville and Hastings County; and,
- 5) The City of Belleville, working with the Heritage Belleville, should actively solicit photographs of Memorial Arena property. The findings of this project should be deposited within the Belleville Public Library and at the Community Archives of Belleville and Hastings County.



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1.0 STUDY PURPOSE

Golder Associates Ltd. (Golder) was retained by the City of Belleville to prepare a Cultural Heritage Value Assessment of the Memorial Arena property located at the corner of Market Street and Pinnacle Street in downtown Belleville. The Memorial Area is currently designated under Part IV of the *Ontario Heritage Act* (By-law No. 2003-47). However, the “Reasons for Designation” for the property are currently lacking in detail. A new assessment was identified by the City of Belleville as necessary to better understand the property and to facilitate the process of proper heritage conservation and change management. This study will contextualize the arena’s construction, provides a brief history of the property, and an overview of the property’s cultural heritage values. If deemed appropriate, an amending *Ontario Heritage Act* by-law was to be prepared to reflect the findings of this assessment.



2.0 STUDY APPROACH

2.1 Definitions

Character Defining Element	Also sometimes identified as ‘heritage attributes,’ these are the materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to the cultural heritage value of a cultural heritage resource, which must be retained to conserve its cultural heritage value. These are defined by a Governmental Approval Body.
Cultural Heritage Landscape	A defined geographical area of heritage significance that has been modified by human activities and is valued by a community. It involves a grouping(s) of heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from its constituent elements or parts. Examples include, but are not limited to, heritage conservation districts (HCD) designated under the <i>Ontario Heritage Act</i> , villages, parks, gardens, battlefields, main streets and neighbourhoods, cemeteries, trailways, and industrial complexes of cultural heritage value.
Cultural Heritage Resource	A human work or a place that gives evidence of human activity or has spiritual or cultural meaning, and which has been determined to have historic value. Cultural heritage resources can include both physical and intangible heritage resources, heritage properties, built heritage resources, cultural heritage landscapes, archaeological resources, paleontological resources, and both documentary and material heritage.
Cultural Heritage Value	The aesthetic, historic, scientific, cultural, social or spiritual importance or significance for past, present and future generations. The cultural heritage value of a cultural heritage resource is embodied in its character-defining elements, including its materials, forms, location, spatial configurations, uses and cultural associations or meanings.
Governmental Approval Body	This refers to any agency or division of a level of government that has the authority to approve works on a cultural heritage resource. This includes a Municipal Council and the Ontario Heritage Trust.
OHA	<i>Ontario Heritage Act</i>

2.2 Heritage Designation Framework

Heritage conservation in Ontario has seen some dramatic changes since 2005. In 2005, revisions to the *Ontario Heritage Act* and to the Provincial Policy Statement shifted the legislation and policy framework. Heritage conservation is a matter of provincial interest, and protecting cultural heritage resources is a key consideration in the land-use planning process. In support of the amendments of the *Ontario Heritage Act*, the Province established criteria for determining if a property is worthy of protection as a “designated” heritage property. Known as Regulation 9/06, this regulation states that a property can be designated under the Act if it meets one of the three following criteria:



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- 1) The property has design value or physical value because it,
 - i) is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii) displays a high degree of craftsmanship or artistic merit, or
 - iii) demonstrates a high degree of technical or scientific achievement.
- 2) The property has historical value or associative value because it,
 - i) has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
 - ii) yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii) demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
- 3) The property has contextual value because it,
 - i) is important in defining, maintaining or supporting the character of an area,
 - ii) is physically, functionally, visually or historically linked to its surroundings, or
 - iii) is a landmark.” O. Reg. 9/06.

This importance of using a comprehensive evaluation system was demonstrated at a 2006 Conservation Review Board (CRB) Hearing (The Corporation of the City of Mississauga Intention to Designate the Property known as 84 High Street East (The Hamilton Property) Mississauga, Ontario, July 6, 2006). While each CRB case is addressed *de novo*, the decision must be consistent with the law. In this case, the findings of the CRB included a recommendation that the City develop a rigorous method for the evaluation of properties. The findings also indicated that a designation by-law needs a statement explaining the property's cultural heritage values and the identification of specific heritage attributes.

While the revisions to the OHA did not compel an update to older designations, it did provide the ability to undertake updates under Section 30.1. A flow chart outlining the process for amending an OHA designation By-law is attached as Appendix A. A legal case in St. Thomas also highlighted the importance of have a clear statement of significance for a property and a detailed list of heritage attributes/character defining elements. As outlined in the 2007 case of Alma Heritage Estates Corp. V. St. Thomas (City), St. Thomas developed a 'property standards' by-law that listed the heritage attributes that needed to be protected on a designated property. The owners of Alma College challenged the by-law, and were successful. In this instance, the judge ruled that the only heritage attributes that can be considered are those found within the heritage designation by-law. While this case was focused on property standards, its applicability has been understood as extending to all parts of the heritage conservation process. Ultimately, if the designation by-law is not sufficiently detailed, there is an opportunity for conflict over what is important and what should be conserved through the process of change.



In addition, the City of Belleville has an established framework that supports the conservation of cultural heritage resources. In 1991, the Belleville Planning Department developed a *Heritage Conservation Policy Report* that highlighted the benefits of heritage conservation as it relates to economics, municipal services, tourism, culture & education, aesthetics, society, and the environment. This policy document was created to justify the integration of new heritage policies into the City of Belleville *Official Plan*. The City of Belleville *Official Plan* (2002) recognizes the importance of cultural heritage resources. Policy 3.8.6 notes that the Market Square area in particular plays an important role in terms of education, social interaction, tourism, and cultural heritage. One of the key policies is that the concentration of publically owned lands and buildings in the City Centre will be enhanced by their protection, retention, and expansion. The Plan also calls for the identification, conservation, protection, restoration, maintenance, and enhancement of significant cultural heritage resources (Section 7.4). In Section 7.4.1, the Plan indicates that Council will have regard for cultural resources in the undertaking of municipal works, and that Council is encouraged to demonstrate proper stewardship through the wise management of its own cultural heritage resources. The Plan, in Section 8.6 indicates that Council may adopt designation By-laws pursuant to the OHA, and that prior to adopting any such by-law, Council will consult with its heritage committee.

2.3 Boundaries of the Study Area

The property contains two buildings, 7 Market Street (The Market Scale Building) and 15 Market Street (Memorial Arena), located on a single Lot (Figure 1). The property consists of all of Lots 18, 19, and 20, on the west side of Pinnacle Street, as shown on Government Plan, City of Belleville, County of Hastings, SAVE and EXCEPT Part of said Lot 18, Government Plan, Designated as Part 1, Plan 21R-18312).

2.4 Detailed Study Approach

Cultural Heritage Assessment

The cultural heritage assessment involved three tasks: background research; an onsite built heritage assessment; and evaluation of cultural heritage value of the property based on the criteria of Regulation 9/06 of the *Ontario Heritage Act*. The Regulation identifies three criteria of interest: physical/design value, historical/associative value, and contextual value.

Background research included a review of property records, existing site drawings, existing applicable municipal by-laws, published histories, local library historical collections, maps, air photos, and historic/contemporary photography. Consultation was undertaken with City of Belleville staff. This assessment also includes a contextual history of hockey construction and provides a social history of the Memorial Arena that was developed to the extent possible with the allocated time and budget.

A built heritage assessment will be undertaken to photograph and describe the architectural characteristics and condition of the building's exterior and interior.

Based on the research and field assessment, the property will be evaluated using Regulation 9/06 of the *Ontario Heritage Act*. The character-defining elements/heritage attributes of the property will be described.



2.4.1 Field Work and Consultation

Site visits were carried out on May 12, July 19, and August 9, 2011. A follow up site visit was carried out on November 3, 2011. The site visits on May 12, August 9, and November 3, 2011 were carried out by Marcus Létourneau while the visit on July 19, 2011 was carried out by Marcus Létourneau and Lindsay Dales.

The site visit on May 12, 2011 consisted of a tour of the Memorial Arena accompanied by City of Belleville Staff. The July 19, site visit consisted of research at the Parks and Recreation Department Office at 265 Cannifton Road (Belleville), a second site visit to the Memorial Area property, a meeting with Planning Staff, research at the Community Archives of Belleville and Hastings County, research at the land registry office, and at the City of Belleville Public Library. An August 9, 2011 site visit was used to confirm the measurements of the Weigh Scale Building. The November 3, 2011 site visit was used to review the draft designation by-law, and confirm the heritage attributes on site.



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Figure 1: Site Plan



3.0 BACKGROUND CONTEXT TO HOCKEY ARENA DEVELOPMENT

Although hockey is an important facet of contemporary Canadian culture, there is a lack of material on the history of hockey arenas and related structures. Nevertheless, hockey arenas reflect issues of form, function, and tradition. Hockey arenas developed as purpose-built structures that reflected earlier similar uses and adapted to reflect their distinctive needs. They also reflected a built heritage tradition that stemmed from the first formal hockey game played in Montreal in 1875.

The earliest precedents for the contemporary hockey arenas were drawn from industrial, military, and recreational designs (Shubert, 2011). These included: curling rinks, skating rinks, exhibition venues, as well as employing building technology adapted from industrial and military buildings.

The earliest indoor curling rinks in Canada date from the 1830s. Many early rinks were shed-like, and some were adaptively re-used barns and other similar structures. In 1838, The Royal Montreal Curling Club was the first club in British North America to build an indoor rink. (Library and Archives Canada, 2009.) By the 1870s, purpose-built indoor rinks were common (Shubert, 2011). These structures often employed traditional barn construction techniques or arched wooden trusses to allow for the necessary ice area (Ibid). Early examples of such structures include the Royal Caledonian Curling Club *Rink (Montreal) 1869*; The Thistle Curling Club (Montreal) 1871; and the Toronto Curling Club rink in 1877 (Plate 1).

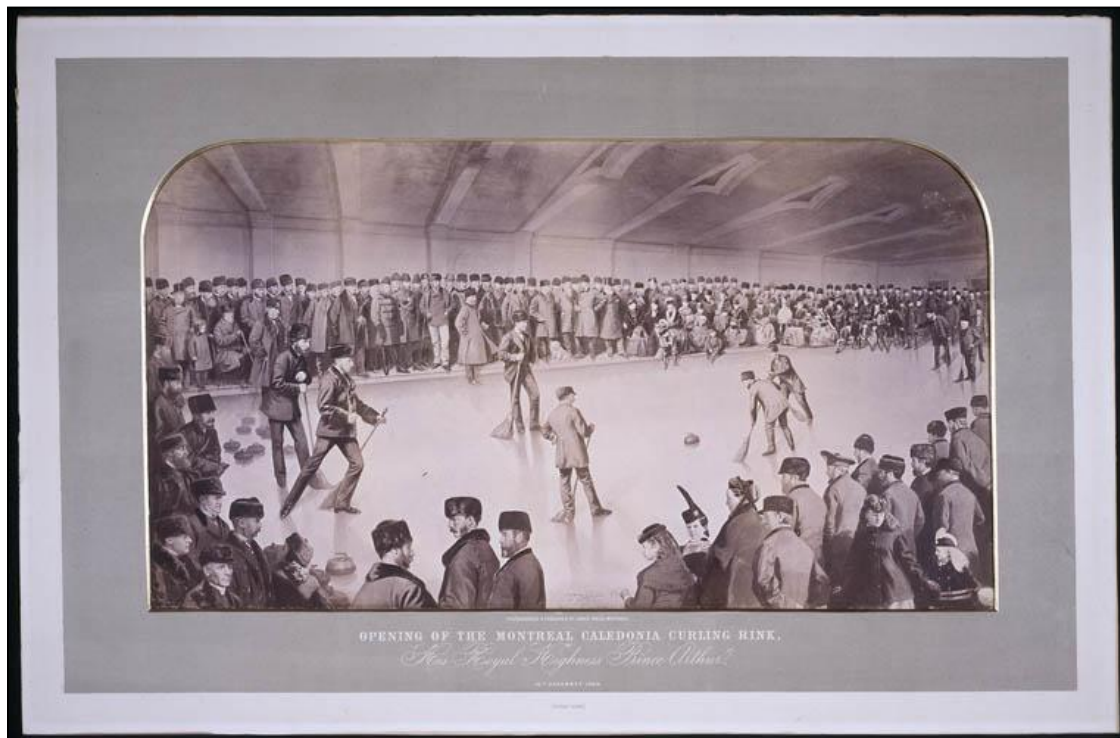


Plate 1: Opening of the Montreal Caledonia Curling Rink, 1869. Source: Inglis, 1869.



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The first specifically designed skating rink in the world was constructed in Quebec City in 1852. As Shubert notes, two distinctive types of enclosed skating rinks emerged: a centrally planned building with a circular/octagonal domed roof and a rectangular structure with a pitched gable roof (Shubert, 2011).

The first type is exemplified by the Victoria Skating Club Rink in St John New Brunswick (1864-65) (Plate 2). A circular building, the design was not conducive for use by other sports, such as hockey and curling, and it was not widely copied.

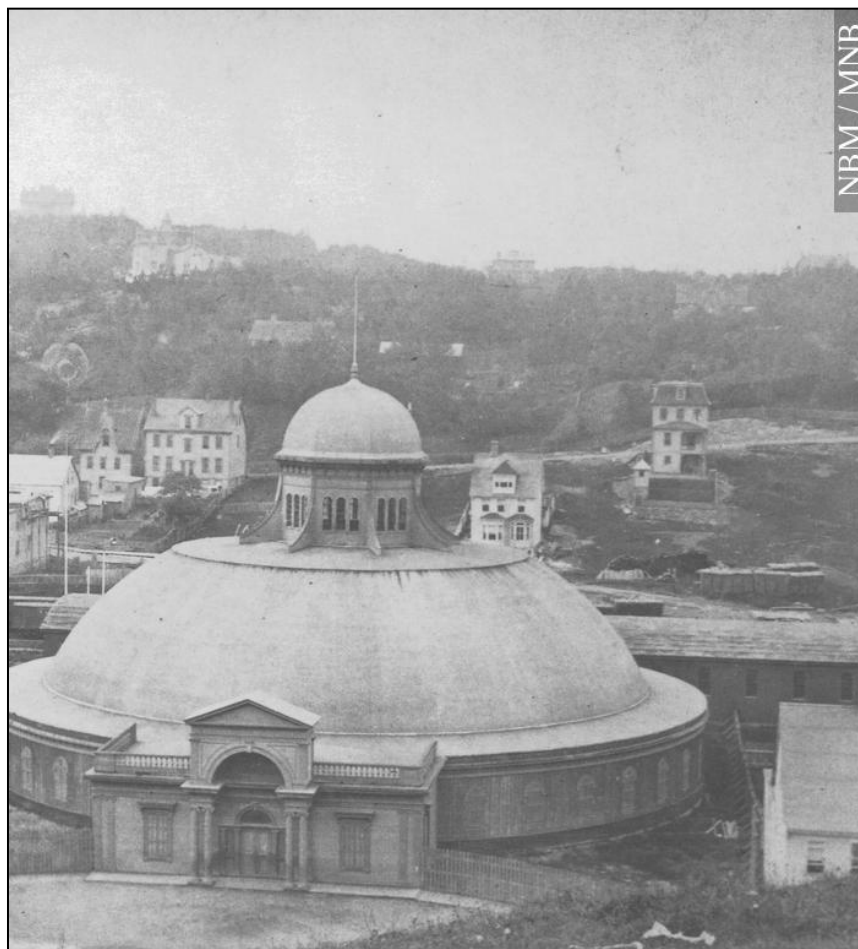


Plate 2: Victoria Skating Rink – St. Johns, NB. Source: Woodburn, 19th century

The second type, which was based on the design of the Victoria Skating Rink in Montreal, has become the model for most community rinks (Plate 3). Designed by Lawford & Nelson Architects and built in 1862, the Montreal Victoria Skating Rink was a rectangular two storey brick building with a gable roof supported by wooden trusses that spanned the width of the rink (Shubert, 2011). It was here that the first-ever recorded organized indoor ice hockey match was played on March 3, 1875. The ice surface of this structure measured 200' x 85', which has come to be the approved dimensions for today's NHL arenas. The ice surface was surrounded by a 10-foot wide platform or promenade. The interior was illuminated by windows, and hundreds of gas fixtures (which were later converted to electricity) (Shubert, 2011).



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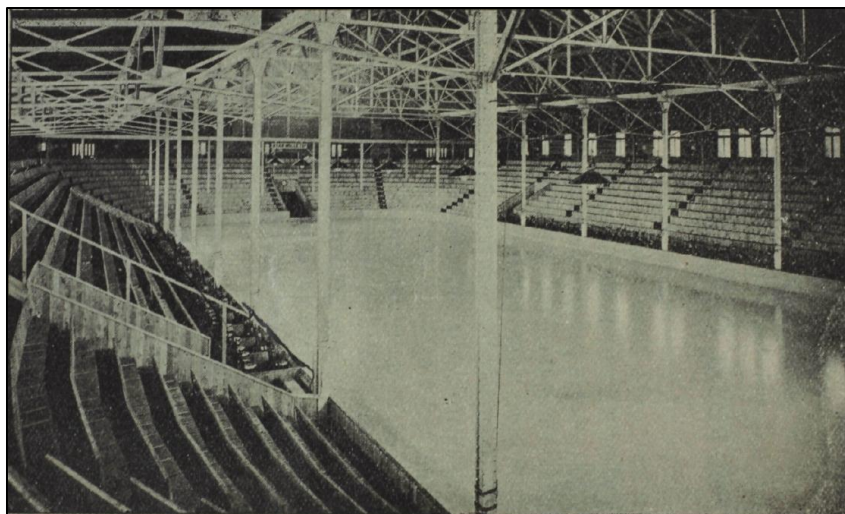


Plate 3: Victoria Rink, Montreal. Source: Farrell, 1899.

Also a precedent for hockey arenas in North America, although not often recognized as such, was the Crystal Palace located in London, England. The Crystal Palace was an iron and glass building designed and built to house the Great Exhibition of 1851. Inspired by the design of greenhouses, the Crystal Palace was an extremely influential structure. The form of the Crystal Palace influenced many later exhibition structures. Many communities built their own version of the palace. Some of these structures, including the Aberdeen Pavilion at Lansdowne Park in Ottawa, were adapted for hockey arenas (plate 4). Aberdeen Pavilion is currently one of the oldest surviving structures used for an indoor ice hockey venue in the world.



Plate 4: Aberdeen Pavilion in 1903. (Source: Topley, 1903).



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As previously noted, the earliest models for all of these structures were likely military halls and industrial buildings with their open spaces (Shubert, 2011). This includes shipbuilding sheds in Great Britain, which integrated large timber (1814-1840s) and iron supported roofs (1840s onward) (Sutherland, 1997).

In Canada, purpose-built arenas were first constructed in the 1890s. Dey's Skating Rink in Ottawa was opened in 1896, and was possibly the first hockey arena in Canada. It may also be the second purpose-built arena constructed in the world after the St. Nicholas Rink in New York, which opened a month earlier. The second purpose-built arena in Canada was the Montreal Arena, also known as Westmount Arena, which opened in 1898. The first ice making equipment was integrated into arenas in Vancouver and Victoria in 1911.

There exist several early arenas or buildings used as arenas surviving in Ontario which predate the Memorial Arena. Those which were not purpose-built have been noted with an *.

Table 1: Buildings predating Memorial Arena

Arena	Location	Date	Actively used
Aberdeen Pavilion*	Ottawa	1898	No
Galt Arena Gardens	Cambridge	1922	Yes
Stratford Arena	Stratford	1924	Yes
Windsor Arena	Windsor	1925	Yes
Varsity Arena	Toronto	1926	Yes
Arena	Location	Date	Actively used
Stannus Street Rink*	Windsor (NS)	1897	No
Regina Exhibition Stadium	Regina	1919	Yes
The Montreal Forum	Montreal	1924	Yes

Other early surviving arenas in Canada include the following buildings. Again, those which were not purpose-built have been noted with an *:

Table 2: Non purpose-built arenas

Arena	Location	Date	Actively used
Stannus Street Rink*	Windsor (NS)	1897	No
Regina Exhibition Stadium	Regina	1919	Yes
The Montreal Forum	Montreal	1924	Yes



CULTURAL HERITAGE VALUE ASSESSMENT BELLEVILLE MEMORIAL ARENA

This list is not meant to be all inclusive, and there may well be other arenas or buildings used as arenas which have not been identified. Nevertheless, this list does reflect the trend of communities building new arenas after the formation for the NHL in 1917, and the increased capacity of these buildings, reflecting the growing interest in the sport (Shubert, 2011). Most of the 1920s arenas reflect the architectural style established by the Victoria Skating Rink in Montreal with its rectangular shape. Even in Belleville, prior to the construction of the Memorial Arena, there were two previous arenas. The first was located at the site of the current armouries on Pinnacle Street, and the second, the Turnbull Arena, was located on Turnbull Street. Both were located near the Memorial Arena property.



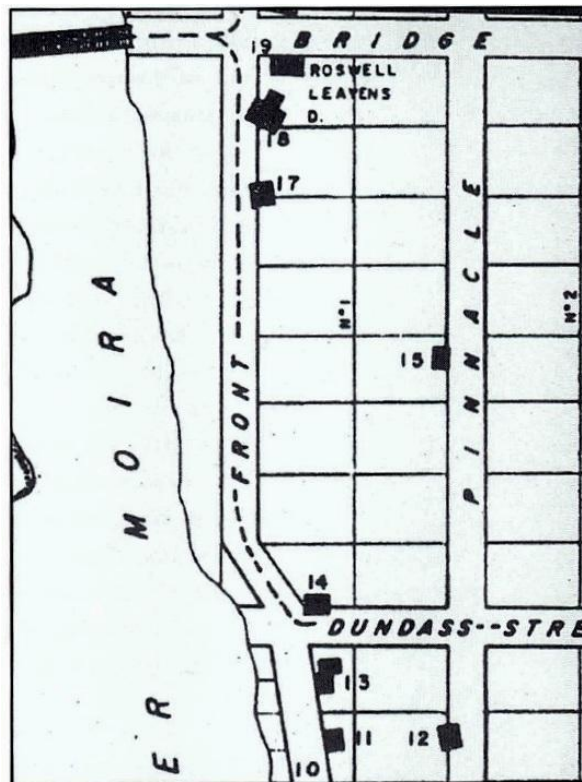
4.0 BACKGROUND HISTORY TO THE MEMORIAL ARENA PROPERTY

This background history will consist of three components: a general overview of the changing land-use patterns based on available mapping; a detailed property ownership history; and a high-level discussion of the social history of the property.

4.1 Memorial Arena Property Land Use Overview

The earliest confirmed European use of the Memorial Arena property was for a school. Until the Arena building was constructed in 1929, the three lots that now comprise the Memorial Arena property were used for educational, residential, and commercial purposes.

While a crown patent was not issued for the school located on Lot 19 until 1828, the 1816 Wilmot Plan (dated April 24, 1816) shows a school building on the location (Plate 5). This plan included not only the proposed layout of new lots and streets, but also the location of existing paths and buildings, the purpose of the buildings, and the type of construction (Boyce, 2008, 37). These buildings were constructed on land that was reserved for the Mississauga First Nations, and as a result, this may explain the delay in formally registering the title. When the building was initially constructed is unknown.



**Plate 5: Excerpt from the 1816 Wilmot Plan, as reproduced in Boyce, 2008, 47.
The building marked by the 15 is the school house.**



CULTURAL HERITAGE VALUE ASSESSMENT BELLEVILLE MEMORIAL ARENA

The 1845 Haslett map shows a building still in the same location as the school house. It also shows that several lots had been dedicated to the Market Place (Plate 6). No other buildings appear on Lots 18, 19, or 20 at this time. Lot 20 was the lot located directly south of the Market Place, Lot 19 was the lot on which the school was located, and Lot 18 was the lot directly south of the school.

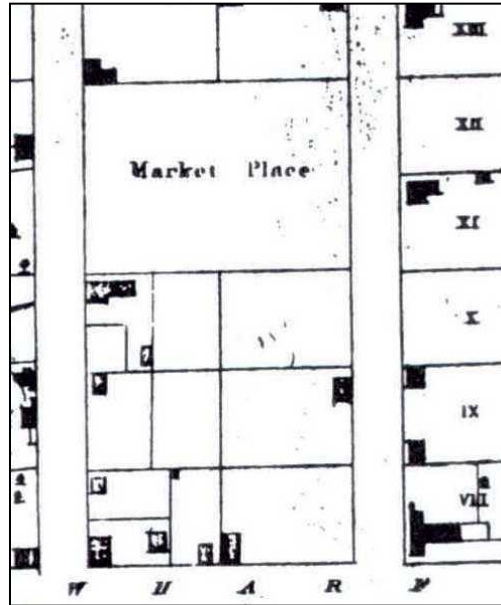


Plate 6: Detail from the 1845 Haslett Map. Source: Haslett, 1845.

In 1851, the existing school house was replaced by a new one storey brick school building (Plate 7). This building would remain in place until the Memorial Arena building was constructed.



Plate 7: Belleville Public School #3. Erected 1851 Source: Topley, Date Unknown



CULTURAL HERITAGE VALUE ASSESSMENT BELLEVILLE MEMORIAL ARENA

An 1864 Map shows the new school house in its new position slightly set back from Pinnacle Street. There are also additional buildings located in the Market area, and the Methodist Church has now been constructed on the lot adjacent to the school (Plate 8).

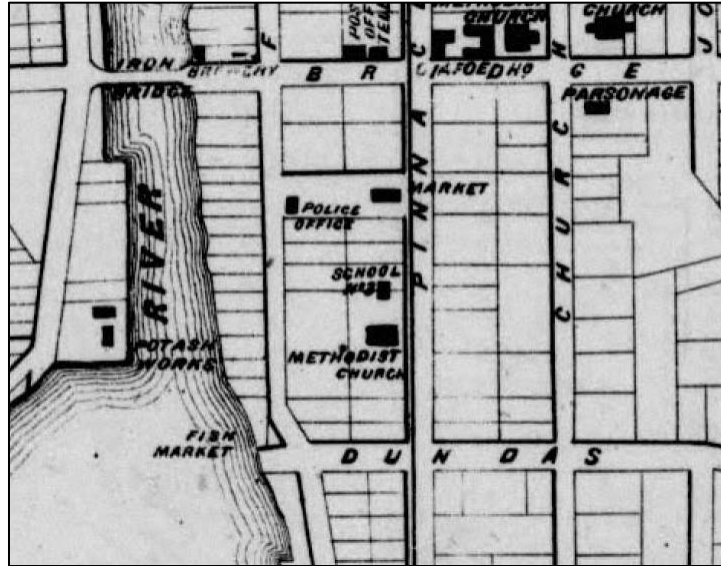


Plate 8: 1864 Map of Belleville. Source: Innes, 1864

The 1874 Bird's Eye view of Belleville shows several new buildings in the area (Plate 9). On Lot 20, there appears to be a two storey building located at the corner of Pinnacle and Market Streets. The 1851 school on Lot 19 is also visible as is a building on Lot 18.

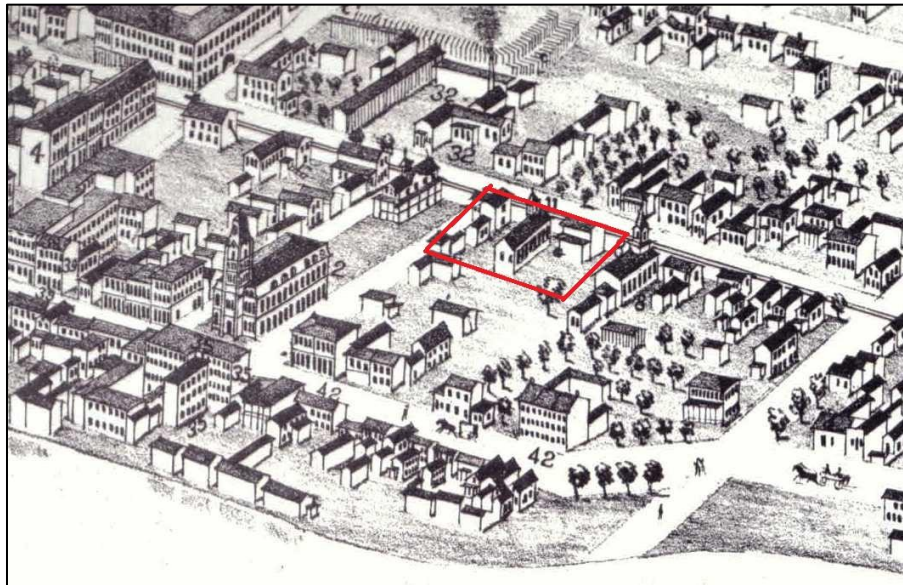


Plate 9: Detail from the 1874 Bird Eye Map showing Lots 18, 19, and 20. The red box shows the approximate location of the property. Source: Unknown, 1874.



CULTURAL HERITAGE VALUE ASSESSMENT BELLEVILLE MEMORIAL ARENA

In 1878 photograph taken from Belleville City Hall reveals additional details about this area (Plate 10). A two-storey building located at the corner of Pinnacle and Market Street appears to be a residence and business that was involved in the sale of grave markers. The 1851 school on Lot 19 can be seen on the right side of the image. It appears the school property was surrounded with a wooden picket fence and wooden sidewalks were located along the side of the school.



Plate 10: 1878 of the subject property. Source: Boyce, 1978.

Further details are evident from the 1878/1888 Fire Insurance Plan (Plate 11). This map shows buildings located on both Lots 20 and 18. These include a residence on Lot 18 and the residence/business on Lot 20. The 1888 revision shows that a brick addition had been added onto the north side of the residence/business location on Lot 20 facing onto the Market Area and it was used as a confectionary. This building was connected to the residence by a veranda. The main building was also being used as a bakery, which was housed in a two storey addition. The City weigh scales were also found on Lot 20, and faced onto Market Street. A series of outbuildings were located to the rear of Lot 20 along the boundary with Lot 19. At the rear of Lot 19, there was an outbuilding along with two small brick buildings. A two storey frame building with a one and half storey wing was present on the north half of Lot 18. There were several small outbuildings also present on Lot 18, including a small building made of brick.



CULTURAL HERITAGE VALUE ASSESSMENT BELLEVILLE MEMORIAL ARENA

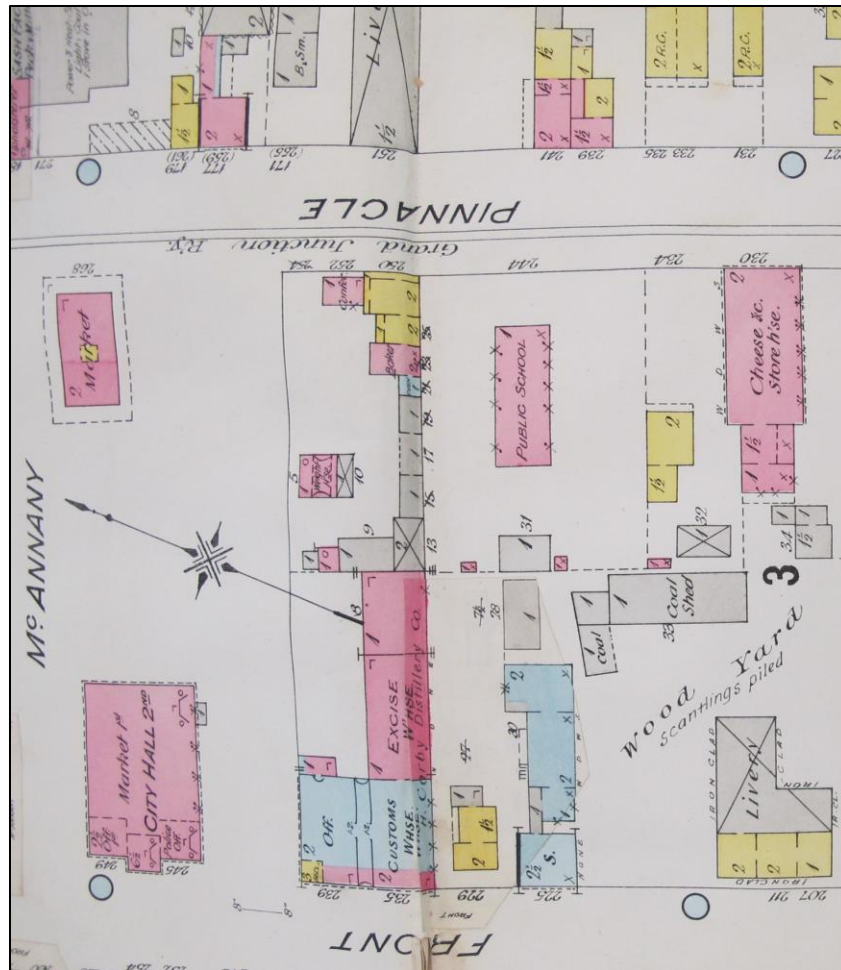


Plate 12: Detail of the subject area as illustrated in the 1904/1908 Fire Insurance Plan. Source: Insurance Bureau of Canada, 1904/1908.

By 1915, additional changes had occurred (Plate 13). The former school house is identified as temporary military barracks. The small frame structure added on the brick building located at the western end of Lot 20 had been removed. On Lot 20, a half storey was added to the outbuilding located at the west end of the lot. This image is also interesting as the location of the arena has been superimposed, and gives a sense of the relationship between the relative locations of the past structures, and the Memorial Arena building.



CULTURAL HERITAGE VALUE ASSESSMENT BELLEVILLE MEMORIAL ARENA

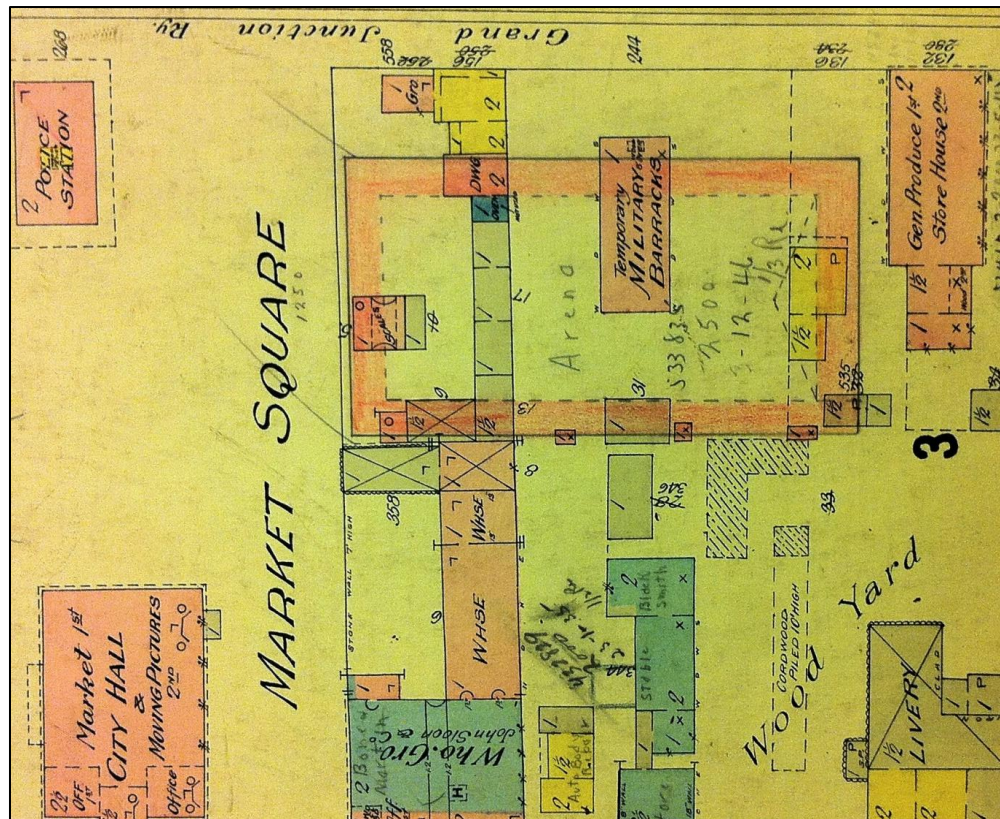


Plate 13: Detail of the subject area as illustrated in the 1915 Fire Insurance Plan. Source: Insurance Bureau of Canada, 1915 (Collection of the University of Western Ontario Archives).

A 1919 aerial photograph of the area shows the buildings that were present at that time (Plate 14). The approximate location of the lots has been outlined in red.



**CULTURAL HERITAGE VALUE ASSESSMENT
BELLEVILLE MEMORIAL ARENA**

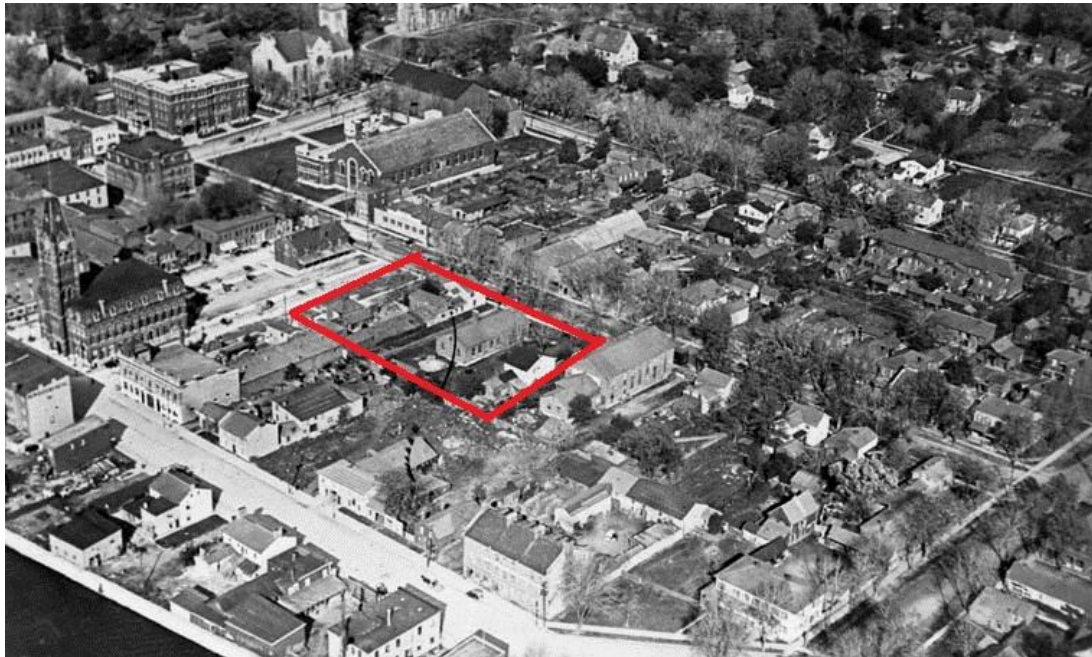


Plate 14: 1919 Image of the subject property. Source: Community Archives of Belleville and Hastings County.

By 1926, the bakery on Lot 20 had been converted a residential dwelling and the oven was no longer in use (Plate 15). The school building on Lot 19 by this point was converted to a warehouse for feed and flour.



CULTURAL HERITAGE VALUE ASSESSMENT BELLEVILLE MEMORIAL ARENA



Plate 15: Detail of the subject area as illustrated in the 1915/1926 Fire Insurance Plan.

Source: Insurance Bureau of Canada, 1915/1926.

The last map prepared of the Lots prior to the Arena building's construction dates from March 1929, and was prepared by the City's Engineering Department (Plate 16). This map reveals greater detail about the buildings located on the Lots. On Lot 20, the outbuildings are revealed to be frame barns and shed. The former oven was noted as a stone building, and the former bakery was a sweeper garage. The former school on Lot 19 was identified as a Beer Warehouse. The 1 ½ storey addition to dwelling on Lot 18 has been replaced with a frame shed.



CULTURAL HERITAGE VALUE ASSESSMENT BELLEVILLE MEMORIAL ARENA

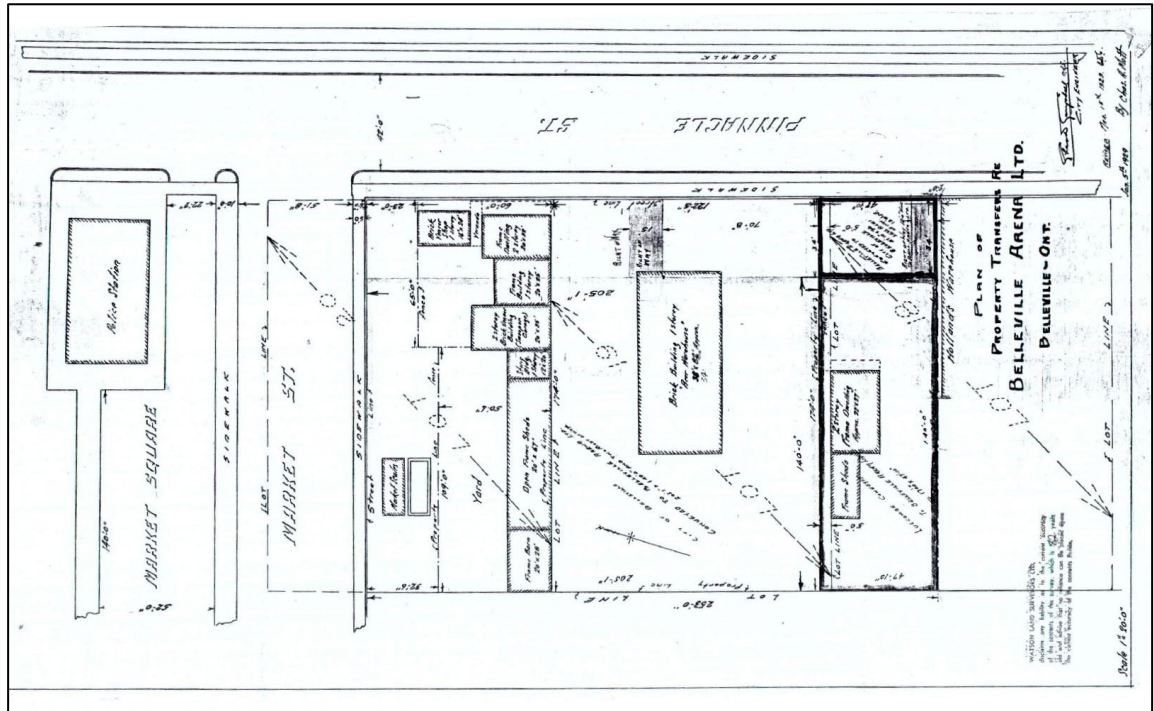


Plate 16: Property map of the subject property prepared in 1929. Source: Campbell, 1929.

By 1942, the area was dramatically different (Plate 17). The new Arena building dominated the three lots, and a new Weigh Scale Building was located at the corner of Market and Pinnacle Streets. By this point, the Arena had been named the Hume Arena, after its primary benefactor. A long rectangular building was located along site of the Arena. It is said that this was the former school, which had been moved. However, no evidence has been found to support or disprove this statement. All buildings are made of brick.



**CULTURAL HERITAGE VALUE ASSESSMENT
BELLEVILLE MEMORIAL ARENA**

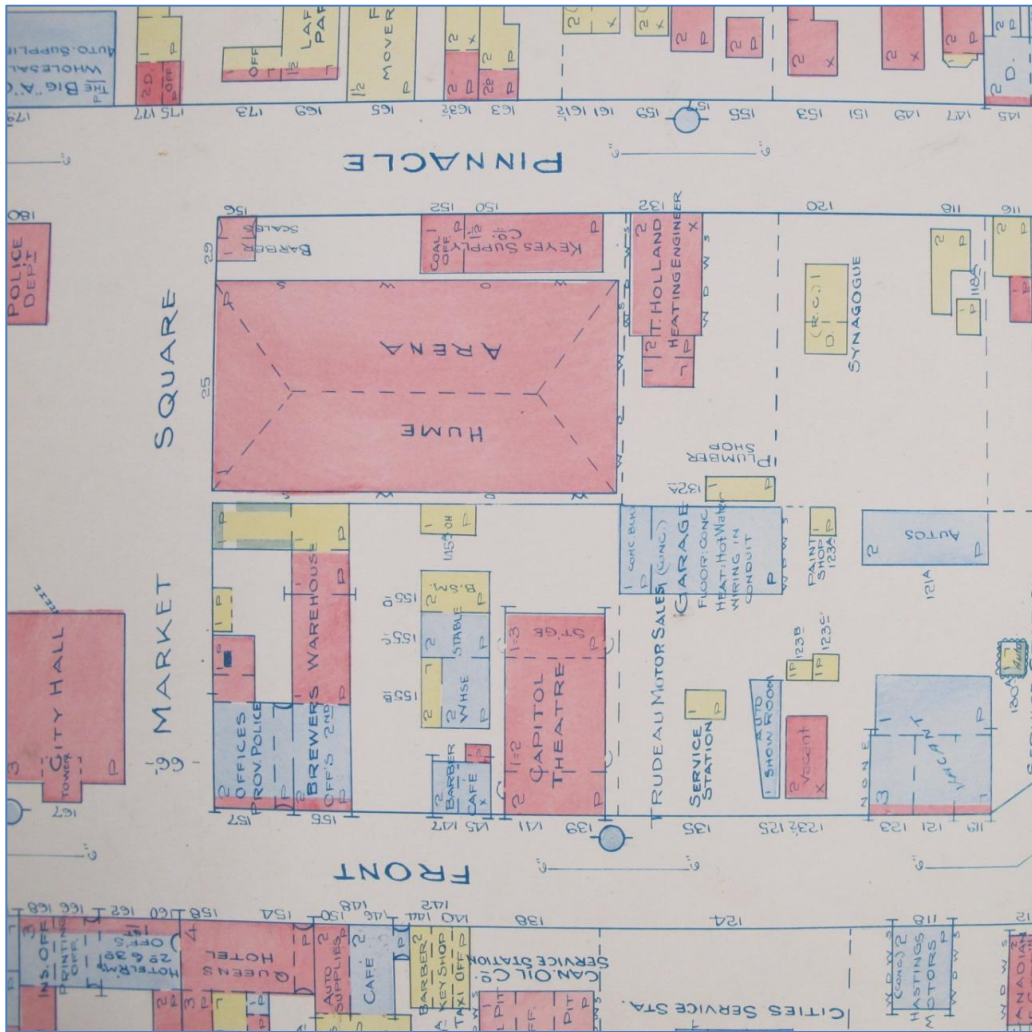


Plate 17: Detail showing the subject property in 1942. Source: Insurance Bureau of Canada, 1942.

Both the c1948 and the 1953 Aerial photos show the continued presence of the three buildings on site (Plate 18, 19, and 20).



**CULTURAL HERITAGE VALUE ASSESSMENT
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Plate 18: Detail showing the subject property looking south on a c1948 image. Source: Community Archives of Belleville and Hastings County.



Plate 19: Detail showing the subject property looking north in another c1948 image. Source: Community Archives of Belleville and Hastings County.



Plate 20: Detail showing the subject property in 1953. Source: Unknown, 1953.

Consultation with City of Belleville staff revealed that the long rectangular building located along site of the Memorial Arena was destroyed by fire. The date of this fire is not known, but it was following that fire that the current arrangement of structures on site was finally established.



4.2 Memorial Arena Property Ownership History

As part of the research for the Memorial Arena property, a review of the property ownership history was completed. This was done to enhance the understanding of the land-use overview and to identify any possible historical/associative connections. This history was compiled from the land registry records, archival materials held by the City of Belleville, and newspaper accounts.

4.2.1 Lot 18, Government Plan - West Side of Pinnacle Street

The Crown patent Lot 18 was issued to William Rose in 1818, who in turn sold the property to John Turnbull in 1824 (Inst 940).

In 1831, J. Turnbull sold to William Rose South part of Lot 18 (Inst 1656) which William gave in deed to Trustee Methodist Episcopal Church (Inst 1661). The Trustee Pinnacle Street of Wesleyan Methodist church agreed to grant the property to Thomas Kelso and William Doctor (?) for \$2,500 in 1870 (Inst H 618).

Thomas Kelso Herchman granted Part of Lot 18 to Levi Taylor in 1871, (Inst H 765), who in turn sold the property to John Flinch (?) in 1887. That same year, John Flinch sold the north part of Lot 18 to J. Hagerman (Inst 9431). J. Hagerman, in 1890 sold to Mary Paquin the north part of Lot 18 for \$1,000 (Inst 253). Mary Paquin, widow sold to Margaret A. May, widow north part of Lot 18 for \$575 in 1895.

Margaret A. May sold her portion of the lot (43'10") in 1903 to William Careno for \$700 (Inst 4185). In 1923 Bryson Carlyle Denneau (?), executor of William Careno (?) sold part of Lots 18 to Edna L. Boyd, wife of Sergeant David Terry Boyd for \$1,500 (Inst 5539).

Edna L. Boyd sold the property to Elizabeth Frances and Alfred Pitchford Luscombe for \$2,800 in 1927 (Inst A 7879). In 1929, Elizabeth Luscombe sold Part Lots 18 and 19 to Belleville Arena Limited

The Corporation of the City of Belleville sold Part Lots 18, 19 and 20 to Belleville Arena Limited for \$6,000 in 1929 (Inst B 9051). The purchased property was known as the Greatrix property and the Pinnacle Street School property. The agreement gave a fixed assessment of \$10,000 per year for 10 years and a supply of water for the same time at cost to Belleville Arena Ltd which agreed to erect a building approximately 120 feet by 240 feet. The Belleville Arena Ltd also purchased Elizabeth F. Luscombe property for \$3,800 in 1929 (Inst B 9119).

Mr. William J. Hume purchased the property for \$10,000 from Belleville Arena Ltd in July of 1934 (Inst 1839) and later in October of the same year sold the property to Hastings Arena Limited for \$10,000 (Inst 1995). In 1946, the Hastings Arena Ltd sold the property to the City of Belleville for \$40,000.

4.2.2 Lot 19, Government Plan - West Side of Pinnacle Street

The Crown gave the patent for half of Lot 19 to the Trustees for the Common School in 1828.

In 1926, The Corporation of the City of Belleville sold part of Lots 18 & 19 to Edna L. Boyd, wife of Sergeant David Terry Boyd for \$75 (Inst 7190). Edna L. Boyd sold the property to Elizabeth Frances & Alfred Pitchford Luscombe for \$2,800 in 1927 (Inst A 7879). In 1929, Elizabeth Luscombe sold Part Lots 18 and 19 to Belleville Arena Limited.



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In 1929, the Corporation of the City of Belleville sold Part Lots 18, 19 and 20 to Belleville Arena Limited for \$6000 (Inst B 9051). The purchased property was known as the Greatrix property and the Pinnacle Street School property. The agreement gave a fixed assessment of \$10,000 per year for 10 years and a supply of water for the same time at cost to Belleville Arena Ltd which agreed to erect a building approximately 120 feet by 240 feet. The Belleville Arena Ltd also purchased Elizabeth F. Luscombe property for \$3,800 in 1929 (Inst B 9119).

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4.2.3 Lot 20, Government Plan - West Side of Pinnacle Street

In 1824, the Crown patent half of Lot 20 was issued to Christopher German. In 1828, Daniel Pringle sold the south part (40 feet) to Stephen Cherry (Inst K 1317) and purchased the half of Lot 20 from C. German for £50 that same year (Inst 1366). In 1828, D. Pringle sold to Jacob Kellog 1 rod and 15 inches in the north part of Lot 20 for £300 (Inst 1367).

Jacob Kellog sold his property (1 rod & 15 inches) to Joseph Kirby Herchman in 1832 (Inst 1909). That same year Stephen Cherry sold his property in the south part of Lot 20 to Joseph K. Herchman purchased (Inst 1966). In 1834, William M. Herchman, heir at law of Joseph K Herchmer & Maria Herchman (window) received the property in the south part of Lot 20 (N 2499).

William M. Herchman willed the property "to my son Henry T., his heir, give the Lot in the Town of Belleville on Pinnacle St owned by me" in 1864 (Inst A 399). In 1867, Henry T. Herchman granted to property to Willard Davis for \$1200 (Inst 459).

Willard Davis granted the Part Lot 20 to Morey Spoor for \$1,000 in 1870 (Inst H600), who in turned granted the north Part Lot 20 to the Corporation of Belleville for \$2,000 in 1871.

In 1873, Maria Herchman granted to Richard Greatrix south Part Lot 20 for \$1,500 (J 1555). Marietta Harold, widow (formerly Marietta Greatrix), executor of the will of Richard Greatrix sold south Part Lot 20 to the Corporation of the City of Belleville for \$5,000 in 1927 (A 8118).

In 1929, the Corporation of the City of Belleville sold Part Lots 19 and 20 to Belleville Arena Limited for \$6,000 (Inst B 9051).

Deed of Land Corporation of the City of Belleville to Belleville Arena Limited, dated March 19th, A.D. 1929 (Inst 9051).

Being composed of parts of Lots 19 and 20 on the westerly side of Pinnacle Street between Bridge Street and Dundas Street as shown on the filed plan of survey known as the Government Plot, - being composed of the westerly one hundred and forty feet (140 ') of those parts of said Lots owned by the City of Belleville and lying south of the Market Square and having a depth of Two hundred and five feet, one inch (205'1") said lands being more particularly described as following:



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Commencing at a point in the westerly limit of said Lot 19 distant five feet (5') measured northerly thereon from the south westerly angle of said Lot 19, said point being marked by a fence post now erected.

Thence northerly along the westerly limit of Lot 19 and 20 two hundred and five feet, one inch (205'1") to a point in the fence line now erected and marking the southerly limit of that part of Lot 19 owned by the City of Belleville:

Thence westerly along said southerly limit one hundred and forty feet, (140') to the place of beginning.

Mr. William J. Hume purchased the property for \$10,000 from Belleville Arena Ltd in July of 1934 (Inst 1839) and later in October of the same year sold the property to Hastings Arena Limited for \$10,000 (Inst 1995). In 1946, the Hastings Arena Ltd sold the property to the City of Belleville for \$40,000.

4.3 A Overview of the Social History of the Memorial Arena property

The Memorial Arena property is an important part of Belleville's community identity and the urban fabric of the downtown core. It is intimately linked to Belleville's sport history, and has become an important symbol to the people of Belleville. It has played many roles since 1929. Although most intimately linked to Belleville Hockey history, it has been the location for many other sports and activities. It also is important as a monument to Belleville Veterans.

The importance of the property is not limited to the Memorial Arena building. The Weigh Scale Building is an important component of the historic farmers market, and has links to Belleville's agricultural heritage. Although heavily modified, it is a rare survivor of that era in Belleville's past. The property was also the site of the first school in Belleville and has linked to the formal establishment of education in the developing community.

The Memorial Arena building is directly linked to the Belleville McFarlands, known as the Belleville Macs. (Plate 21 and Plate 22.) The McFarlands, a Senior A amateur club, called the arena home from 1956 to 1961. During this time, the McFarlands won the Allen Cup in 1958 by defeating the Kelowna Packers in seven games. In 1959, after been chosen by Canada to represent the country at the World Championship in Czechoslovakia, the McFarlands defeated the Soviet Union to win the Gold Metal. In addition, the arena is also linked to many other smaller hockey associations, such as the OMHA.



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Plate 21: The Belleville McFarlands. Source: Mika, 1966.



Plate 22: Commemorative signage located on the Memorial Arena.



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The Arena has also been the focus of many other activities. During the Second World War, the Arena was used as a summer dance pavilion. Because of the closures of many dance pavilions due to gasoline rationing and the need to entertain personnel from the Royal Canadian Air Force training centres in the Quinte region, the Hume Arena was put to use as an entertainment venue. (DeLong, 2003, 26). At the time of the City of Belleville Facility Review of 1992 (which examined all City owned facilities), the Arena was also being used for broomball, figure skating, and concerts. Past uses included ball hockey, lacrosse, wrestling, car shows, reunions, and religious events (Belleville, 1992, 21). It remains one of the primary large open space interior venues owned and operated within downtown Belleville. It was also the focus of the 1959 Royal Commission, which had a significant impact on Belleville Municipal operations and the operation of the arena.

The property has already been recognized for its heritage value. In 2003, the City of Belleville Designated the Memorial Arena property under Part IV of the *Ontario Heritage Act* via By-law No. 2003-47. The Reasons for Designation are as follows:

- 1) "The Memorial Arena has played a significant role in Belleville's sport history for over 70 years;
- 2) It was situated next to the historic market and was built in 1929 as was to be a smaller version of the well-known Toronto Maple Leaf Garden but was modified;
- 3) The building was purchased by the City in 1946 and was renamed in 1947 "The Memorial Arena" from the Hume Arena" as a dedication to those who died in the war.
- 4) Many famous hockey players have played hockey here and was home to the 1958 Allan Cup Senior Hockey League and the 1958 World Champions, "The Belleville MacFarlands" [sic]; and,
- 5) This building should remain as a visible reminder of the importance of sports in Belleville's growth and history".

On November 8, 2010, the City of Belleville installed a new plaque to honour the Second World War veterans and to highlight the connection between the site and its role as a military memorial (Plate 23).

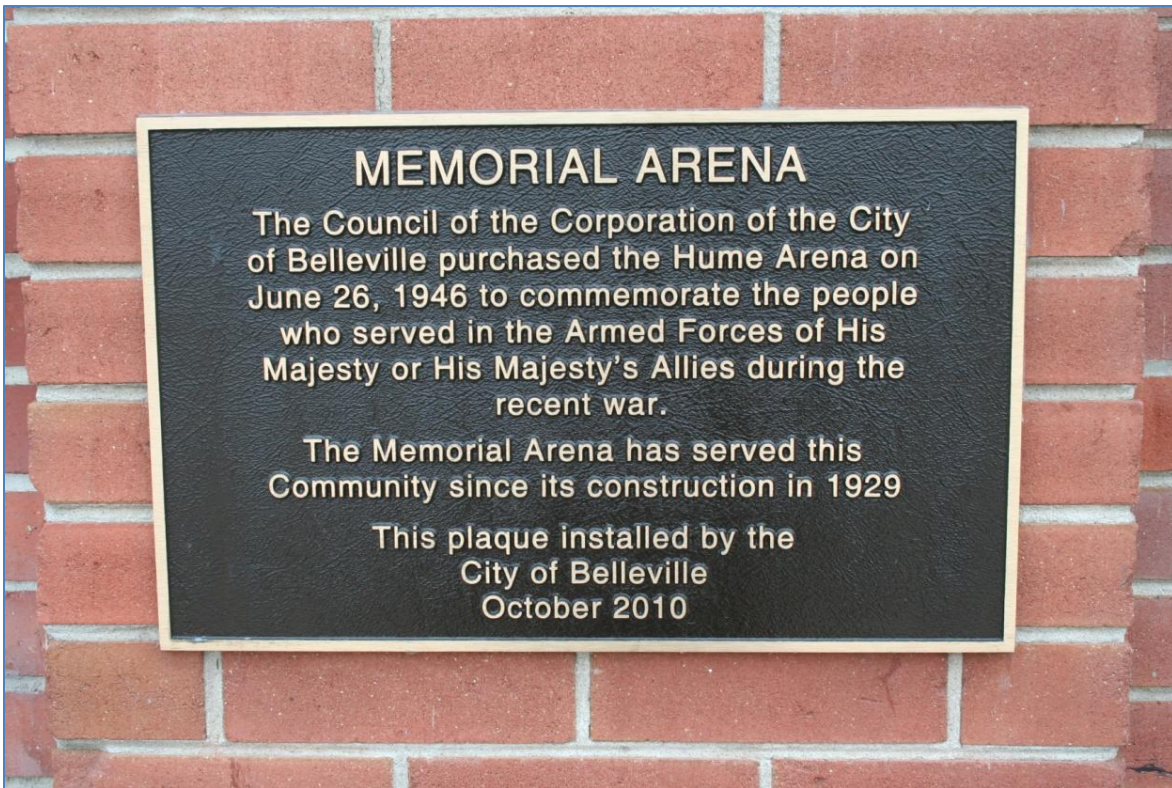


Plate 23: Memorial plaque located on the Memorial Arena.



5.0 DESCRIPTION OF BUILDINGS ON SITE

5.1 Memorial Arena

In December 1928, Gar Arnott, owner of the Turnbull Street Arena, (formerly located on Turnbull Street, Belleville, ON) announced that his arena would not be opening for the season (Kirby, 1987) (Plate 24). In order to keep it open, a local business owner, Ed Thomas, purchased the property for \$3,000 and intended to invest additional funds into the site (Kirby, 1987).



Plate 24: 1919 Image of the Turnbull Arena. Source: Community Archives of Belleville and Hastings County.

However, early in 1929, the Belleville Arena Ltd was formed on January 17, 1929 for the express purpose of raising funds for the construction of a new arena. This project effectively resulted in the closure of the Turnbull Arena. William J Hume, president of Hiram-Walkers, provided an initial \$25,000 for the new Arena's construction (Donnan, April 20, 192). Building on this initial funding, five local businessmen secured letters patent and each committed an additional \$500. Hume was named honorary president of the company, and the five business men became the directors of the new company. They included:



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- B.C Donnan - Crown Attorney (President)
- B L Hyman – Government Vendor (Vice-President)
- C T Dolan - Druggist (Secretary)
- A P Allen – Retied Gentleman (Treasurer)
- S R Burrows – Insurance Broker (Director)

In a letter to the Department of the Attorney General in February 1929, Donnan indicated that the company did not expect to make any money, presumably as the Arena was being constructed for the public good (Donnan, February 13, 1929). It was in this month that the company purchased the Greatrix property on Lot 20, and the former school property on Lot 19. The municipality agreed to sell some of its land, but with the condition that the market scales be moved.

By March 1930, Hume had provided another \$25,000. The citizens of Belleville purchased subscriptions worth \$30,000. Shares could be purchased for \$25 (Plate 25). The total cost of the rink was \$116,000 including the land costs (\$10,000) and the ice plant and equipment (\$23,000) (Donnan, March 19, 1930).



Plate 25: Stock Certificate from Belleville Arena Ltd. Source: Community Archives of Belleville and Hastings County.



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Construction commenced in March 1929. While the original plans were created by T Pringle and Sons, an engineering firm, the architect for the project was John Arnold Thomson (1869-1949). (Plate 26). Born in Ayr Ontario, he apprenticed with the firm of Hewitt & MacLaren in Ottawa (1896-1900) and worked for H C McBride in London (1901-1904). In 1904, he joined the Department of Public Works. In 1921, after leaving Public Works, he moved to Belleville, where he worked with William J Johnson from 1924-1929, subsequently opening his own office in 1929. He remained active until his death. His notable projects include St Peter's Roman Catholic Academy in Trenton, the Collegiate and Vocational School on John Street in Belleville, the Belleville Nurses Home, the 1928 Oshawa City Hall, and the Ivanhoe United Church (Griscti and Hall, 2011).



J. ARNOLD THOMSON
Architect and Superintendent
of construction of Belleville's
new arena.

Plate 26: J. Arnold Thomson. Source: The Daily Ontario, December 5, 1929.

As a letter from Patterson Construction, one of the contractors for the Memorial Arena project, from June 1929 reveals, construction and design details were still being revised as work was ongoing. Within this letter, Patterson Construction indicates that they had just received the revised plans from the architect, and “there is a complete change of the construction for the inside the building” (Patterson Construction Co., June 24, 1929). As the letter indicates, the changes stemmed from concerns about costs, and Patterson Construction indicated that “. . .we understand the cost is the big idea and your committee wish to build as cheaply as possible without interfering with the appearance etc. . .” (Ibid).¹ The brick work

¹ Interestingly, the general contractor listed at the time of opening was T. B. Mothersill & Co., suggesting a possible change in general contractor during construction (The Daily Ontario, December 5, 1929).



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started on September 17, 1929, with an estimated 273,000 bricks being used in the structure (The Daily Ontario, September 18, 1929).

While by the current *Ontario Heritage Act* designation by-law for the property indicates that the Memorial Arena's design was inspired by the construction of Maple Leaf Gardens, this project has found this was not the case. In addition to the evidence that the design-built process was fluid, the preliminary designs for Maple Leaf Gardens were not commissioned until January 1931, over a year after Memorial Arena opened. Maple Leaf Gardens also reflects an alternative orientation in relation to the entrance lobby and the rink, a fundamental difference in arena design (Townend and Power, 1932).

The Memorial Arena building is approximately 241 feet by 128 feet, and sits on approximately ½ acre crossing Lots 20, 19, and 18. It is a large 1-storey, rectangular building with no wings and a concrete foundation. The roof is multi levelled and is steel truss with wood deck covered with metal. The gable ends are covered with asphalt shingles. The eaves have a slight projection, and the soffit and fascia are undecorated. The soffits are wood and the fascia is metal clad. The gable ends are covered with asphalt shingles. The eaves have a slight projection, and the soffit and fascia are undecorated. The soffits are wood and the fascia is metal clad. The exterior walls (load bearing) are red clay brick laid in a common bond pattern. The walls are decorated with plain panels that are stepped in from the main wall face. There are several commemorative plaques on the facade. There is one surviving single brick chimney located on the facade, being offset to the right. The windows are located in flat openings, topped by a flat arch and supported by a plain concrete lug sill. There is moulded trim within the openings. There two basic surviving early window patterns on the facade. The windows are located within the stepped-in panels, and typically are four windows situated in the panel, with two windows placed vertically, and a smaller window being position on top of a larger window (Plate 27). The upper windows, which were hinged, and opened outwards, have 14 panes. The larger fixed windows have 21 panes. There are two transom windows over the secondary entrances, which also have 14 panes. The muntin profile for the windows is detailed in Plate 28. The window frames generally have the following dimensions for rails and stiles: top rail 2.5 inches; stiles, 2.5 inches; and bottom rail 3.5 inches. City staff indicated that there once were clerestory windows along the sides of the building below the roof and above the ice surface, but these have been removed and covered with metal siding (Plate 29).



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Plate 27: Memorial Arena from Market Street.

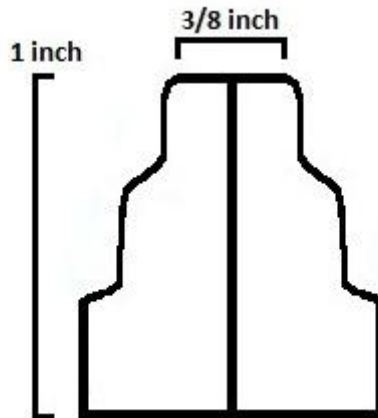


Plate 28: Muntin Profile for the Memorial Arena windows.



Plate 29: Covered over openings for the Clerestory Windows.

On the sides, the window pattern is irregular, and there have been many alterations. Several windows have been filled in, and are now blind windows.

The main entrance, which was heavily modified in 1973, is located on the facade. Constructed of modern materials, its construction necessitated the enlargement of the original entrance. The flat arch which was over top of the original entrance is still readily visible. All entrances are plain panels or are glass, and are made from a variety of materials (Plate 30, 31, 32, and 33).



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Plate 30: Entrance for the Memorial Arena. Note the different coloured bricks around the door, and the original size of the entrance.



Plate 31: Memorial Arena c 1970. Note the opening windows and the original structure of the main entrance. Source: Burrowes, 1970.



Plate 32: Memorial Arena (c. 1970) showing the original door and window pattern. Source: Community Archives of Belleville and Hastings County, Mika Collection.



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Plate 33: Memorial Arena c 1975. Note the new main entrance. Source: Community Archives of Belleville and Hastings County, Mika Collection.

On the interior, the main ice area is 180 feet by 88 feet with a floor to ceiling height (to the beams) of 35 feet (City of Belleville, 1992, 21) (Plate 34). The roof is support by steel trusses augment by wood supports. The tongue-and-groove wooden roof is highly visible (Plate 35 and 36). The ice surface is slightly smaller than National Hockey League (NHL) standards. Raised press/announcers boxes are located at the centre of the ice surface, on opposite sides of the rink. Another office is located at the North end of the building. The original seating, plain risers, is still present, but formal seating was introduced at a later date (Plate 37). Original tongue and groove flooring and panelling is evident in several places (Plate 38). A clock and scoreboard is located at the north end of the rink (Plate 39). There are several older signs still present as well as the railings in the standing room area (Plate 40). The original coal room is still evident, as are interior portions of the chimneys for the wood stoves that once heated the change rooms and staff areas (Plate 42). There were significant modifications in the lobby and change room areas, and improvements were made to the boards surrounding the ice surface.



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Plate 34: Interior of the Memorial Arena.

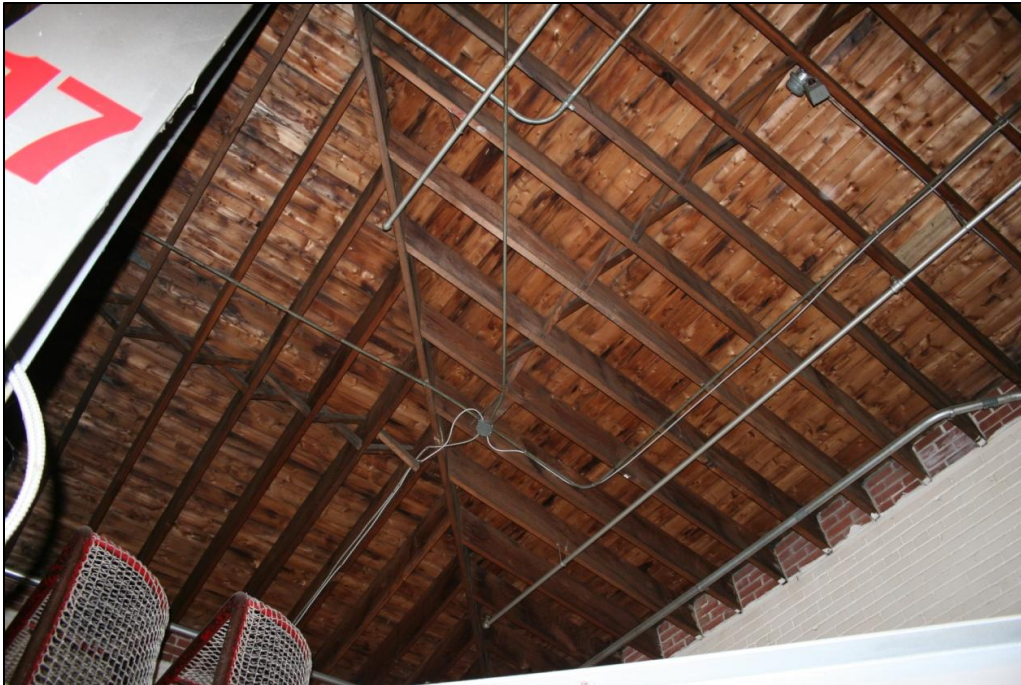


Plate 35: Detail showing the roof framing and the wood on the Memorial Arena roof.



Plate 36: The truss work, wood supports, and wood used for the roof as visible in the Memorial Arena interior.

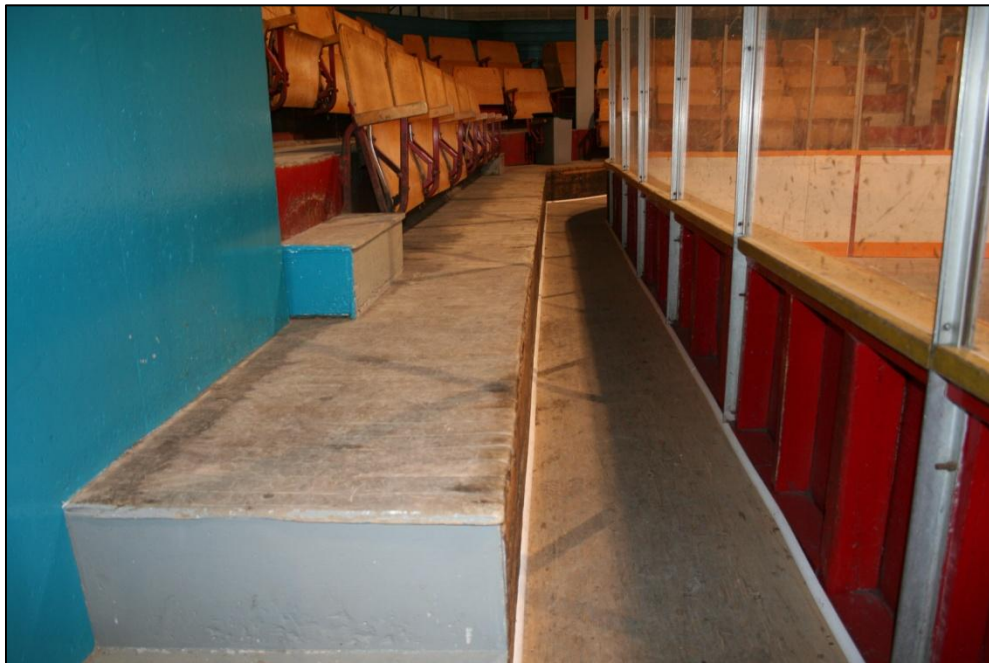


Plate 37: The original seating risers at the north end of the Memorial Arena. The wooden seats were later additions.



CULTURAL HERITAGE VALUE ASSESSMENT BELLEVILLE MEMORIAL ARENA



Plate 38: The wood panelling evident in the Memorial Arena.



Plate 39: The clock and scoreboard in the Memorial Arena. The office is located under the clock.



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Plate 40: The standing room area in the Memorial Arena. Note the signage.

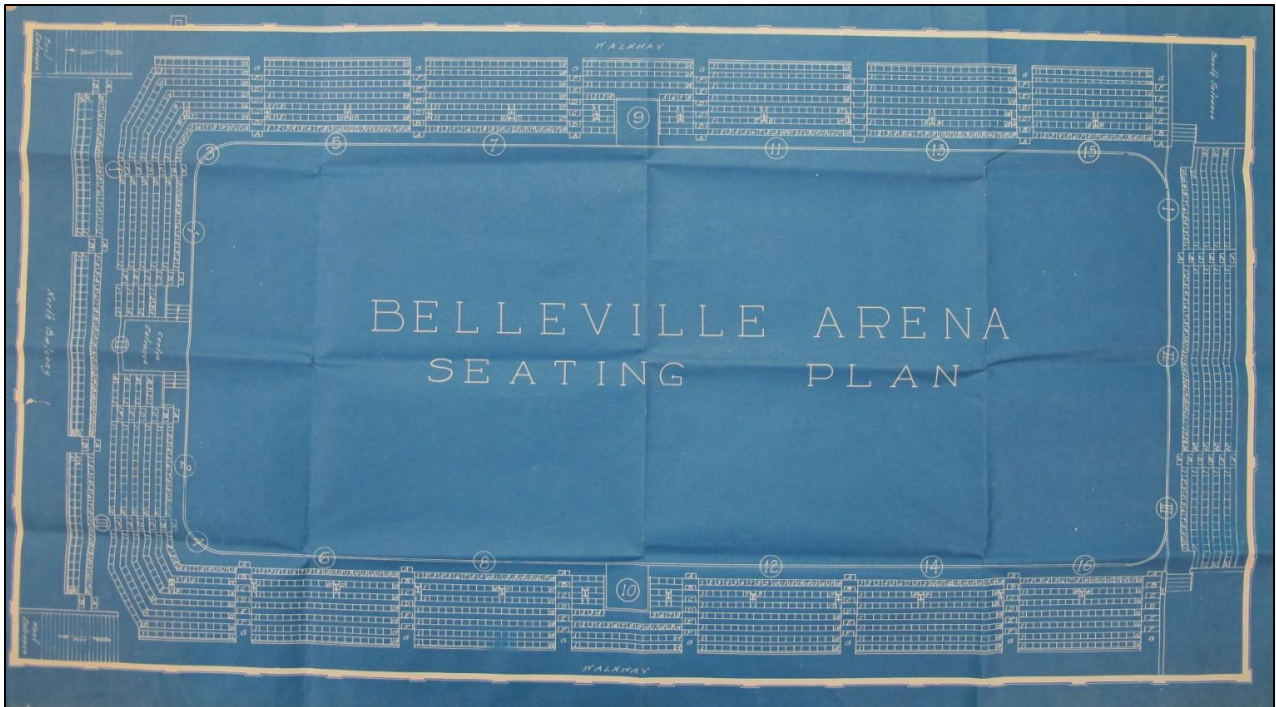


Plate 41: Memorial Arena Blueprints, c. 1929. Source: Thompson, c. 1929.



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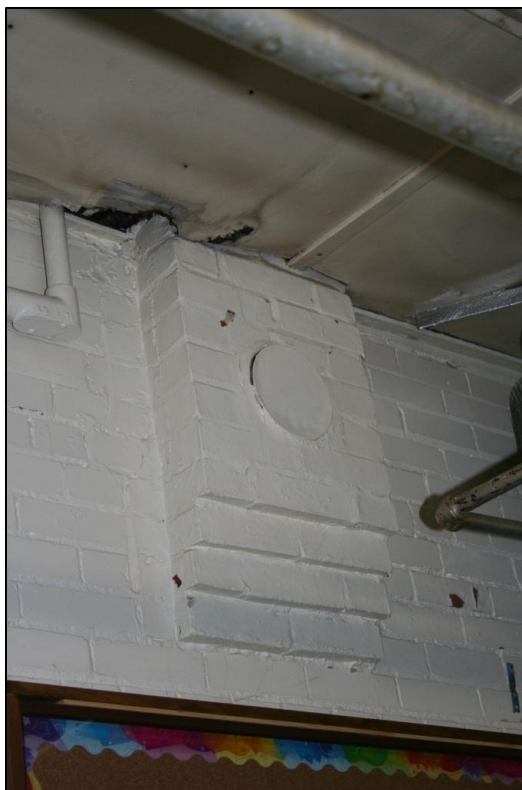


Plate 42: Chimney remnants located within the Memorial Area.

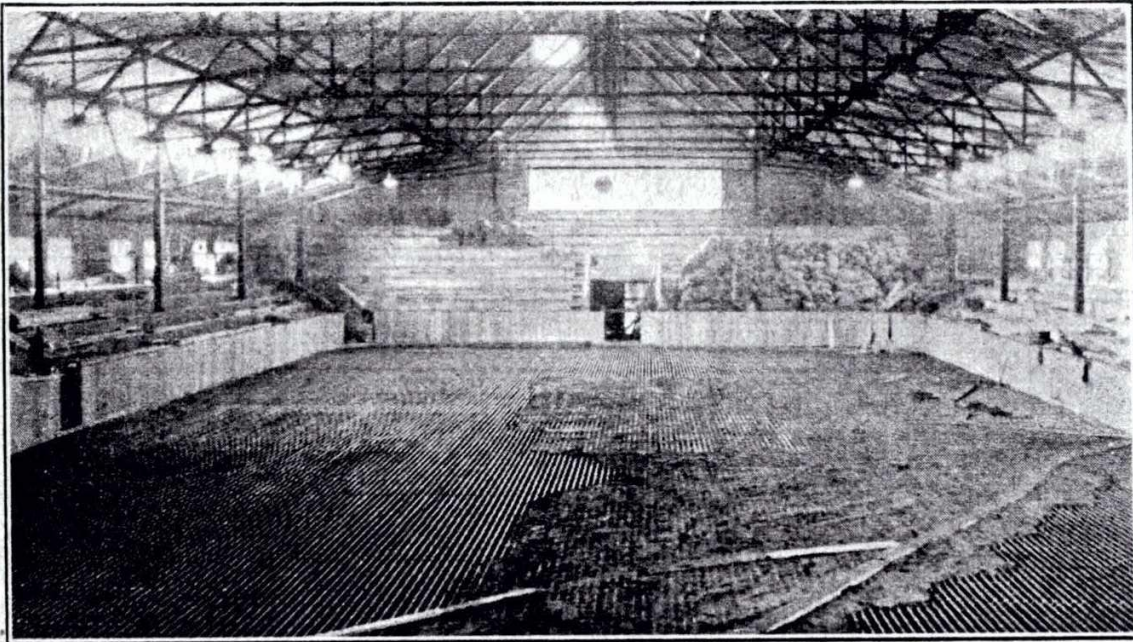
The flooding of the Arena ice surface began on December 3, 1929, and the Arena opened on December 6, 1929. The opening game was an exhibition game between Queen's University and the University of Toronto which Queen's won by a score of 7-2. At the time, it seated 2,500 and had room for another 1,000 people standing. The project team include the following firms, as outlined in *The Daily Ontario* on December 5, 1929.

J. Arnold Thomson	Architect
T. B. Mothersill & Co.	General Contractor
Finkle Electric Co.	Wiring and Fixtures
Chas. Ly. Hyde	Trane Heating System
Hibbard Bros.	Time Clock and Scoreboard

In addition, two amplifiers were installed by the Stewart Warner Co.; the steel work was completed by Disher Steel Company, the roof work was completed by Barrett Roofing Company of Oshawa; and, the lumber was provided by the Schuster Coal Company (*The Daily Ontario*, December 5, 1929). The ice plan was installed by the Linde Canadian Refrigeration Company, which received the contract on October 21, 1929 (*The Daily Ontario*, December 22, 1929). This was a similar system to the one installed in the rebuilt Jock Hardy Arena in Kingston in 1924-1925 (recently demolished) (Plate 43).



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INTERIOR OF ARENA, SHOWING PIPING IN POSITION ON FLOOR

The entrances to the ice surface at the corners are from the dressing rooms situated under the seats across the front of the building. The space under the seats on the right is used for housing the artificial ice plant.

Plate 43: Image of the piping in the now demolished Jock Hardy Arena. Source: MacLachlan, 1925.

By 1931, the arena board had changed slightly

- B.C Donnan - Crown Attorney (President) (20 shares owned)
- C A Payne, Lawyer (Vice-President) (20 shares owned)
- A P Allen – Retied Gentleman (Treasurer) (20 shares owned)
- S R Burrows – Insruance Broker (Director) (30 shares owned)
- W E Rowsome – Manager (Director) (20 shares owned)
- J B Ryan – Manager (Director) (20 shares owned)
- P H Wills – Broker (Director) (8 shares owned)

Of the 5000 common shares authorized, only 2979 had been sold. This may be an indication of a financial shortfall. In any case, in July 1934, Belleville Arena Ltd sold the Arena to William J Hume for \$10,000. The deed was registered as Instrument No. 1839 on August 1, 1934. By October of the same year, Hume conveyed the property to the Hastings Arena Ltd for \$10,000. The sale was registered as instrument 1995 on December 13, 1934. At this time, the Arena was renamed the Hume Arena.



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In 1946, the Hume Arena was sold to the City of Belleville for approximately \$40,000. This was registered on title as instrument no 9680 on November 6, 1946. New refrigeration requirement was purchased and installed at this time. The arena was renamed the Memorial Arena as it was purchased expressly as a war memorial (City of Belleville, 1996). As By-law No. 5163 states:

“Whereas for the purpose of providing a memorial in commemoration of the persons who served in the Armed Forces of His Majesty of His Majesty's allies during the recent war, the Council of the Corporation of the City of Belleville deems it advisable and expedient to purchase the Hume Arena and to maintain the same as a memorial for the aforesaid.”

During the 1950s, a number of changes were proposed, but these were overshadowed by a Royal Inquiry into the Arena's finances. In May 1958, the Belleville Council provided \$15,000 to the Arena Commission to explore remodelling the rink (Unknown, 1958). In November 1958, a proposal to renovate the Arena, was presented to Belleville City Council (Plate 43). This proposal called for substantial changes to the arena, transforming it into a more modernist building. This plan did not proceed, likely in part due to the findings of a Royal Commission in 1959 that found that the Arena Commission mismanaged funds and carried out illegal transactions that resulted in a \$611,500 municipal deficit, nearly \$142,000 of which was transferred directly to the Belleville McFarlands. The finds of the Commission indicated that some members of McFarlands were on the City payroll. These findings of the Royal Commission, which was under the oversight of Judge A R Willmott of Cobourg, overshadowed the celebrations relating to the McFarlands win of the Allen Cup in 1958 and the World Hockey Championship in 1959. In part, the issue stemmed from one person having too much control over aspects of municipal administration: at this time Drury Denyes was simultaneously City Manager, City Treasurer, and the Manager of the Hockey team. In November 1959, H S McFarland took over operations of the club; although the primary sponsor, prior to the Royal Commission, the club had been operated by the City. Ultimately, as Boyce notes, the Commission would have a lasting impact on the McFarlands, which ultimately dissolved due to financial problems. The Commission's findings also indicated that the city management and the Councils failed to perform their duties properly. This had major impact on the 1959 municipal election, which resulted in residents voting in record numbers.



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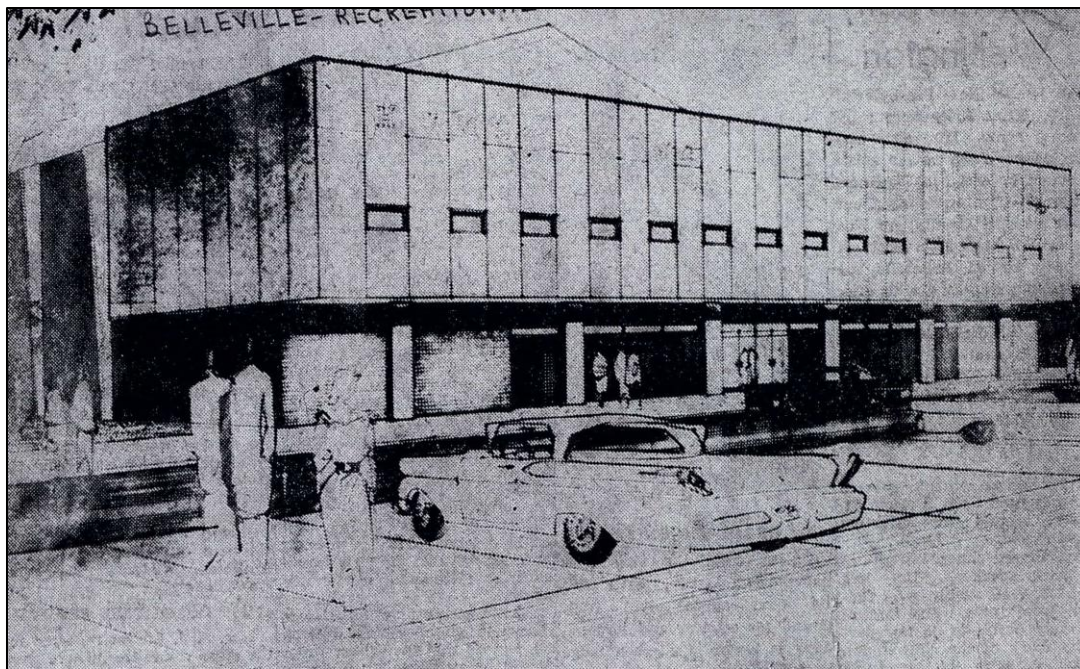


Plate 44: Memorial Arena proposed renovations. Source: Unknown, 1959.

During the 1960s and 1970s, a number of changes were made. In 1967, a new concrete floor was laid over top of the old floor (Plate 45). While a report presented to Belleville City Council in January 1971 called for further changes, Council decided to leave the Arena as it was, other than some protective measure to make the arena safer. In 1973/1974, the arena was renovated, based off the designs of M. Paul Wiegand, architect (Plate 46). This included the reconfiguration of the front lobby with new doors and a new concession stand.



Plate 45: New concrete floor being poured into the Arena. Source: Unknown, 1967.



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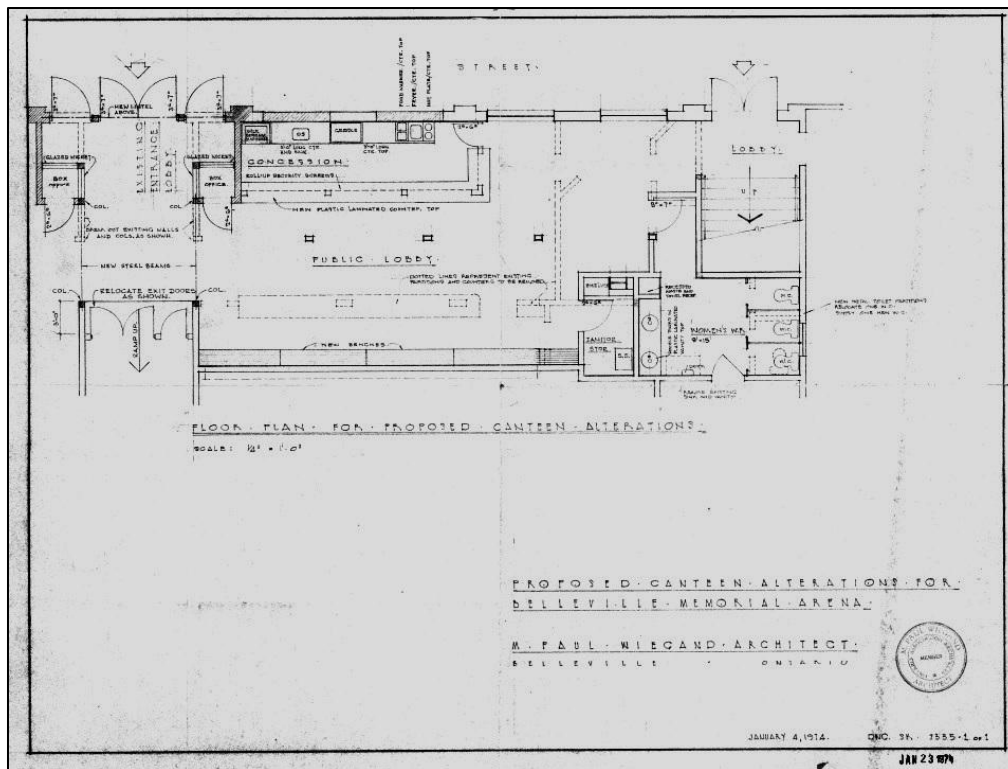


Plate 46: Design drawing for Memorial Centre Renovations. Source: Wiesgard, 1974.

By the late 1980s, additional renovations had occurred. In 1986, the chiller unit broke down resulting in an ammonia leak, necessitating the replacement of the equipment. The replacement cost \$37,000. By 1991, there was an ongoing debate whether or not to demolish the Arena. This debate continued into the mid 2000s. In 1995, a series of proposals were developed to put a new library either in the Arena or replace it with a new library facility. In December 2002, Belleville Council voted to designate the property under the *Ontario Heritage Act* in order to help protect it. In 2005, Belleville Council hired Barry Bryan Associates to undertake a public consultation process, and to develop a design for the area. Through the public consultation process, the importance of arena to Belleville residents was clearly stated. Included in this consultation was a discussion concerning whether to keep the ice in the Arena, for which there was public support. The proposal that was ultimately developed called for the removal of the Weigh Scale Building along with significant interior and exterior alterations to the Arena building. This plan did not proceed. In December 2010, the ice plant failed, and there was a renewed debate concerning the future of the site. Currently, the assessment of the Arena is ongoing.



5.2 Weigh Scale Building

The Market Scale Building, now used as the Hospital Auxiliary Opportunity Shop, was built approximately at the same time as the Memorial Arena building. It was built to replace the market scales that were removed to construct the Arena. It is possible that the scales were built just prior to the Arena in 1929 as the scales would have been removed to prepare the ground for the Memorial Arena building and would need to be in place for the market operations. It was certainly in place by 1938 when an assessment of the building was completed for Fire Insurance purposes.

Weigh scales were an integral part of local markets. Prior to the construction of scales, sales were negotiated by the 'load' between the seller and the buyer. The first practical platform scales were patented in 1831 by Thaddeus Fairbanks of St Johnsbury Vermont. Several Canadian companies were established, including the Gurney Company (Hamilton), the Toronto Scale Works (Toronto), and the H.B. Warren Company (Montreal). These scales were a standard 14 feet long with a width of 8-9 feet. Scales were often covered by a building to protect the scale from inclement weather (Andreae, 1993).

Some of the earliest weigh scales in Ontario date from the 1850s. Weighing at these scales was the responsibility of the market clerk, who was appointed by the municipality. In 1882, the Provincial legislature passed, "An Act Respecting Market Fees" among other requirements; this legislation set at a standard rate for the weighing of goods. These including the following:

■ Weighing a load of hay	15 cents
■ Weighing slaughtered meat, grain, or other articles for sale under 100 pounds	2 cents
▪ Over 100 pounds but under 1000 pounds	5 cents
▪ Over 1000 pounds	10 cents
■ Weighing live animals (per head), other than sheep or pigs	3 cents
▪ Sheep or pigs (per head) if more than 5	1 cents
■ If less than five (for the Lot)	4 cents
■ For measure a load of wood	5 cents

The importance of market scales diminished in the 1930's and 40's, and by the 1950s, many scales were being removed or demolished. In part, this change was the resulting of shifts within the agricultural sector: loose hay was now sold in bales, and animal weighing was more commonly done in abattoirs. In general, there was a shift from the use of market scales towards more commercial or industrial scales. As a result, many market scale buildings were converted to other uses or removed (Andreae, 1993).

A small brick structure approximately 33 feet by 24 ½ feet, the Weigh Scale Building is not dramatic (Plate 47). Nevertheless, it is a rare surviving example of such structures and is one of the latest surviving examples. In 1938, the building was described as a small one storey brick structure with no basement, wood floor, a blind attic, interior coal fired stoves, and lath-and-plaster walls. Although heavily modified, the original purpose of the building can still be read when compared with a historical photograph (Plate 48 and 49).



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The other two known surviving examples which are listed on the Canadian Register of Historic Places as being designated under the *Ontario Heritage Act* are also heavily modified. The Canada Goose Shop (c 1895) was originally built for commercial purposes in Manotick (within the City of Ottawa) and its scales (which were located in front of the shop) have long been removed. The Market Scales building (1904) in Fergus, has also been heavily modified. It is currently used as a community information centre. The structure is also similar in design to the now demolished St Catherines Weigh Scale Building (Plate 50).

The building was constructed for a utilitarian purpose and its design reflects this purpose. In addition to the brick load bearing walls (now painted), the building sits on a concrete foundation. The former entrance to the scales has been bricked in on the north side and enclosed using cinder blocks on the south side (Plate 51). A new entrance door was added in the north side within the bricked in portion. The original door, which was located between the two windows on the north side of the building, is now bricked in. There is no specific design work on the walls, and the roof is a low/medium hip. There is an offset gable (with no window) on the south side of the building. The eaves are projecting, and have plain wooden fascia and soffits (which is tongue-and-groove in spots) (Plate 52.) The original openings are segmental with voussors. The windows have plain lug sills that are wooden on the front and cement on the rear. The windows and main entrance have been replaced (Plate 53). Sections of the lath-and-plaster walls and ceiling, as well as evidence of the original divisions and openings, are still evident above the false ceiling installed in the interior (Plate 54 and 55). The Weigh Scale building is now connected to the Memorial Arena by a brick wall that hides utilities equipment.

In 1938, when an insurance assessment was undertaken for all City properties, the building housed both the scales and a barber shop. This was still the use in 1942. The date of the modifications and when the weigh scale ceased operation are unknown.



Plate 47: The Weigh Scale Building.



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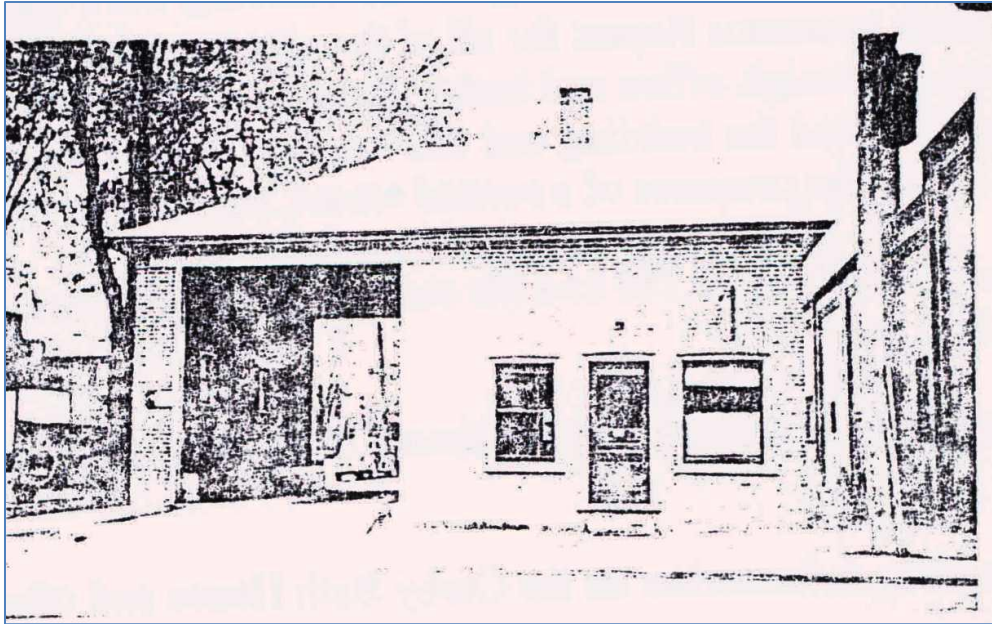


Plate 48: 1938 Image of the Weigh Scale Building. Source: City of Belleville, 1938.



Plate 49: Enhanced image of the Weigh Scale Building showing original openings.



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Plate 50: St Catharines Weigh Scale Building. Source: St Catharines Museum



Plate 51: Rear of the Weigh Scale Building.



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Plate 52: Soffit and Fascia detail on the Weigh Scale Building.



Plate 53: The Weigh Scale Building with its bricked-in door.



Plate 54: Above the false ceiling in the Weigh Scale Building. Note the beam structure and where the wall and roof coverings end.



Plate 55: Above the false ceiling in the Weigh Scale Building. Note the use of lath-and-plaster.



6.0 DESCRIPTION OF HERITAGE VALUES

This section draws upon the findings of the previous sections, and will incorporate the findings of the building assessments, as presented in Appendix B and C.

6.1 Physical/Design Values

Criterion 1 The property has design value or physical value because it,

- i) is a rare, unique, representative or early example of a style, type, expression, material or construction method,
- ii) displays a high degree of craftsmanship or artistic merit, or
- iii) demonstrates a high degree of technical or scientific achievement.

The Memorial Arena property contains two important heritage structures.

- 1) The Memorial Arena is a rare and early surviving example of a purpose-built hockey arena. It illustrates arena construction in the period following the formal establishment of the NHL, and the growth of the sport at the community level. While modified in several areas, the building nonetheless is a very good example of arena construction and design, particularly as most early arenas have been modified in some way to reflect the changing nature of the sport and the audience. The building also still can be read as fulfilling its original purpose as a venue for hockey and community activities, and the functional aspects of its early operations are still evident such as the early chimneys within the arena, the openings for the clerestory windows, and the coal room. Indeed, despite modifications, many areas of Memorial Arena illustrate the integrity of original or early materials, such as the wood windows in the facade, the risers and the offices located at the north end of the buildings, the wood panelling, early signage, the relatively unchanged nature of the standing room areas of the seating area. Ultimately, the building, with its exposed trusses and wood roof, demonstrates the techniques employed for its construction as well as the construction of similar structures.
- 2) The c. 1929 Weigh Scale Building is a rare surviving example of a community weigh scale building - built at the end of the need for public scales - constructed to support a local farmers' market. While heavily modified, the 1 storey brick building constructed in the common bond pattern is nonetheless one of the few surviving examples in Ontario. Although difficult to discern when looking at the building, the Weigh Scale Building nonetheless is a very good example of a purpose-built structure.

6.2 Historical/ Associative Values

Criterion 2 The property has historical value or associative value because it,

- i) has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
- ii) yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or



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- iii) demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

As already indicated, the Memorial Arena property was and remains an important part of Belleville community identity and the urban fabric of the downtown core. It has direct associations with events, people, activity, and organizations that are important to the City of Belleville. The property has a direct association with the history of the early education system in Belleville, with the operations of the Belleville Farmers' Market, with the history of sport in Belleville, a direct association with the World Champion Belleville McFarlands, a direct association with the Belleville Arena Company, a direct association with William J Hume, president of Hiram-Walkers; and a direct association with the Royal Commission of 1959. It also is important as a monument to Belleville Veterans and has already been recognized as having cultural heritage value under the *Ontario Heritage Act*.

The property has the potential to yield information that contributes to the understanding of the history of Belleville and the history of arena and weigh scale building construction. With its integrity of built resources, the Memorial Arena may help to inform the history of arena construction throughout Canada. The Weigh Scale Building potentially can reveal information about the construction of weigh scale buildings across Ontario. In addition, the site appears to have significant archaeological potential, which has the potential to yield information about the early settlement of the City as well as its early education system.

The building is also one of the few surviving examples of the work of local architect, John Arnold Thomson (1869-1949), who was the architect of many local institutional structures.

6.3 Contextual Values

Criterion 3 The property has contextual value because it,

- i) is important in defining, maintaining or supporting the character of an area,
- ii) is physically, functionally, visually or historically linked to its surroundings, or
- iii) is a landmark." O. Reg. 9/06.

The property is an important landmark in downtown Belleville. It is physically, functionally, visually and historically linked to the Market Square area behind Belleville City Hall. The Memorial Arena is local landmark, and is one of the only large open space interior venues in Downtown Belleville, which helped define the civic uses that occur, and have occurred, on Market Square. When combined with the historic use of the Weigh Scale Building, the property can be seen to be intimately and fundamentally linked to the civic core of downtown Belleville.



7.0 SUMMARY AND RECOMMENDATIONS

This Cultural Heritage Value Assessment for the Memorial Arena Property has revealed that the property has significant cultural heritage value. This assessment was commissioned in order to obtain a better understanding of the property, its cultural heritage values, and its character defining elements/heritage attributes. This assessment was undertaken in accordance with provincial best practices and reflects the current legislative requirements. This assessment report provides the property ownership history, the land use history, a high level social history, a history of all buildings on site, and an assessment of the property's cultural heritage value. The process revealed the following information:

- 1) The Memorial Arena is a rare and early surviving example of a purpose-built hockey arena building, illustrates local arena construction in the period following the formal establishment of the NHL, and the growth of the sport at the community level. While modified in several areas, the building nonetheless is a very good example of arena construction and design.
- 2) The Weigh Scale Building is a rare and late surviving example of a community Weigh Scale Building built to support a local farmers' market.
- 3) The Memorial Arena property is an important part of Belleville community identity and the urban fabric of the downtown core.
- 4) It has direct associations with events, people, activity, and organizations that are important to the City of Belleville.
- 5) The Memorial Arena building is important as a monument to Belleville Veterans.
- 6) The property has the potential to yield information that contributes to understanding the history of Belleville and the history of arena and Weigh Scale Building construction.
- 7) The site appears to have significant archaeological potential.
- 8) The building is also one of the surviving examples of the work of local architect, John Arnold Thomson (1869-1949), who was the architect of many local institutional structures.
- 9) The property is an important landmark in downtown Belleville that is physically, functionally, visually and historically linked to the Market Square area behind Belleville City Hall.
- 10) The Memorial Arena is local landmark, and is one of the only large open space interior venues in Downtown Belleville, and when combined with the historic use of the Weigh Scale Building, the property can be seen to be intimately and fundamentally linked to the civic core of downtown Belleville.

The assessment also indicates that that the current Ontario Heritage Act designation by-law for the property, although reflective of the time in which it was created, is no longer sufficient to facilitate the process of change management. The by-law also contains some factual errors which should be rectified. Ultimately, the following steps are recommended to ensure the protection and management of this important site.



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- 1) That a new *Ontario Heritage Act* designation by-law, attached to this document as Appendix E, be adopted by the Council of the City of Belleville.

This by-law has been developed in accordance with current legislative requirements, clarifies the heritage values associated with the property, and articulates the character defining elements/heritage attributes that reflect these values.

- 2) That prior to any in-ground works, a Stage 1/2 Archaeological Assessment be undertaken.

Archaeology is a matter of provincial interest, and is required by the Planning Act, Provincial Policy Statement, and the Ontario Heritage Act. This assessment indicates there is the potential for significant archaeological resources to be located on the property. As a result, prior to any in-ground works, a Stage 1 Archaeological Assessment should be carried out to confirm the archaeological potential.

- 3) That a Cultural Heritage Management plan be developed for the property.

Part of an effective heritage management program is developing a proactive approach to the maintenance and management of cultural heritage resources. With the identification of the Weigh Scale Building as an important resource as well as the clarification of the heritage values and heritage attributes of the property, and in light of the ongoing discussions concerning the future of the property, a Management Plan should be developed by the municipality to effectively manage this property no matter what future use is proposed.

- 4) The City of Belleville, working with Heritage Belleville, should undertake an oral history project on the Memorial Arena property and its role in the history of sport in Belleville. The findings of this project should be deposited within the Belleville Public Library and at the Community Archives of Belleville and Hastings County.

It was clear from the newspaper accounts covering the ongoing discussion concerning the future of the property that there appears to be significant public interest in the history of the property. An oral history project would allow local citizens to record their reflections of the property (which should be understood as including the history of the Weigh Scale Building and School). This information should be deposited in readily accessible institutions for future researchers.

- 5) The City of Belleville, working with the Heritage Belleville, should have a general call for photographs of Memorial Arena property. The findings of this project should be deposited within the Belleville Public Library and at the Community Archives of Belleville and Hastings County.

In addition to the oral history project, there should be a project to obtain photographs of the property from different eras from the community. This project should be understood as including the history of the Weigh Scale Building and School. This information should also be deposited in readily accessible institutions for future researchers.

The aim of these recommendations is to allow staff of the City of Belleville to better understand the property and to effectively manage it in accordance with best practices. As well implementation of these recommendations will allow for community interest and understanding to be expressed in a way that will serve to enhance a broader understanding of the property.



8.0 IMPORTANT INFORMATION & LIMITATIONS OF THIS REPORT

This report has been prepared for purpose described to the City of Belleville in accordance with proposal developed for this property (7 Market Street and 15 Market Street, Belleville, ON). The factual data, interpretations and recommendations pertain to a specific project as described in this report and are not applicable to any other project or site location.

The information, recommendations and opinions expressed in this report are for the sole benefit of the City of Belleville. Any other use of this report by others is prohibited and is without responsibility to Golder. The report, all plans, data, drawings and other documents as well as all electronic media prepared by Golder are considered its professional work product and shall remain the copyright property of Golder, who authorizes only the City of Belleville and approved users to make copies of the report, but only in such quantities as are reasonably necessary for the use of the report by those parties. The City of Belleville and approved users may not give, lend, sell, or otherwise make available the report or any portion thereof to any other party without the express written permission of Golder. Golder acknowledges the electronic media is susceptible to unauthorized modification, deterioration and incompatibility and therefore of the City of Belleville cannot rely upon the electronic media versions of Golder's report or other work products.

Unless otherwise stated, the suggestions, recommendations and opinions given in this report are intended only for the guidance of the City of Belleville in the design of the specific project.

In addition, this assessment is subject to the following limitations and understandings:

- All measurements are in imperial units, as this was the measurement system used at the time of construction; and,
- The review of the policy/legislation was limited to that information directly related to cultural heritage management; it is not a comprehensive planning review and zoning was not examined.



9.0 CLOSURE

We trust that this report meets your current needs. If you have any questions, or if we may be of further assistance, please contact the undersigned.

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CULTURAL HERITAGE VALUE ASSESSMENT BELLEVILLE MEMORIAL ARENA

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CULTURAL HERITAGE VALUE ASSESSMENT BELLEVILLE MEMORIAL ARENA

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CULTURAL HERITAGE VALUE ASSESSMENT BELLEVILLE MEMORIAL ARENA

- Indenture # 9051 Registered March 19, 1929 between the Corporation of the City of Belleville and Belleville Arena Ltd.
- Deed # 9680 Registered June 26, 1946 between Hastings Arena Ltd and the Corporation of the City of Belleville.

Legislation:

- An Act Respecting Market Fees (Assented 10 March 1882)
- Ontario Heritage Act
- Regulation 9/06 of the Ontario Heritage Act
- The Corporation of the City of Belleville By-law No. 2003-47 “ A By-law to Designate a Certain Property Within the City of Belleville to be of Historic or Architectural Value or Interest (Memorial Arena) The Corporation of the City of Belleville By-law No. 5163 “ A By-law to Authorize the Borrowing of \$40,000 upon Debentures to Provide the Funds with which to Purchase the Real Property known as the Hume Arena.



APPENDIX A

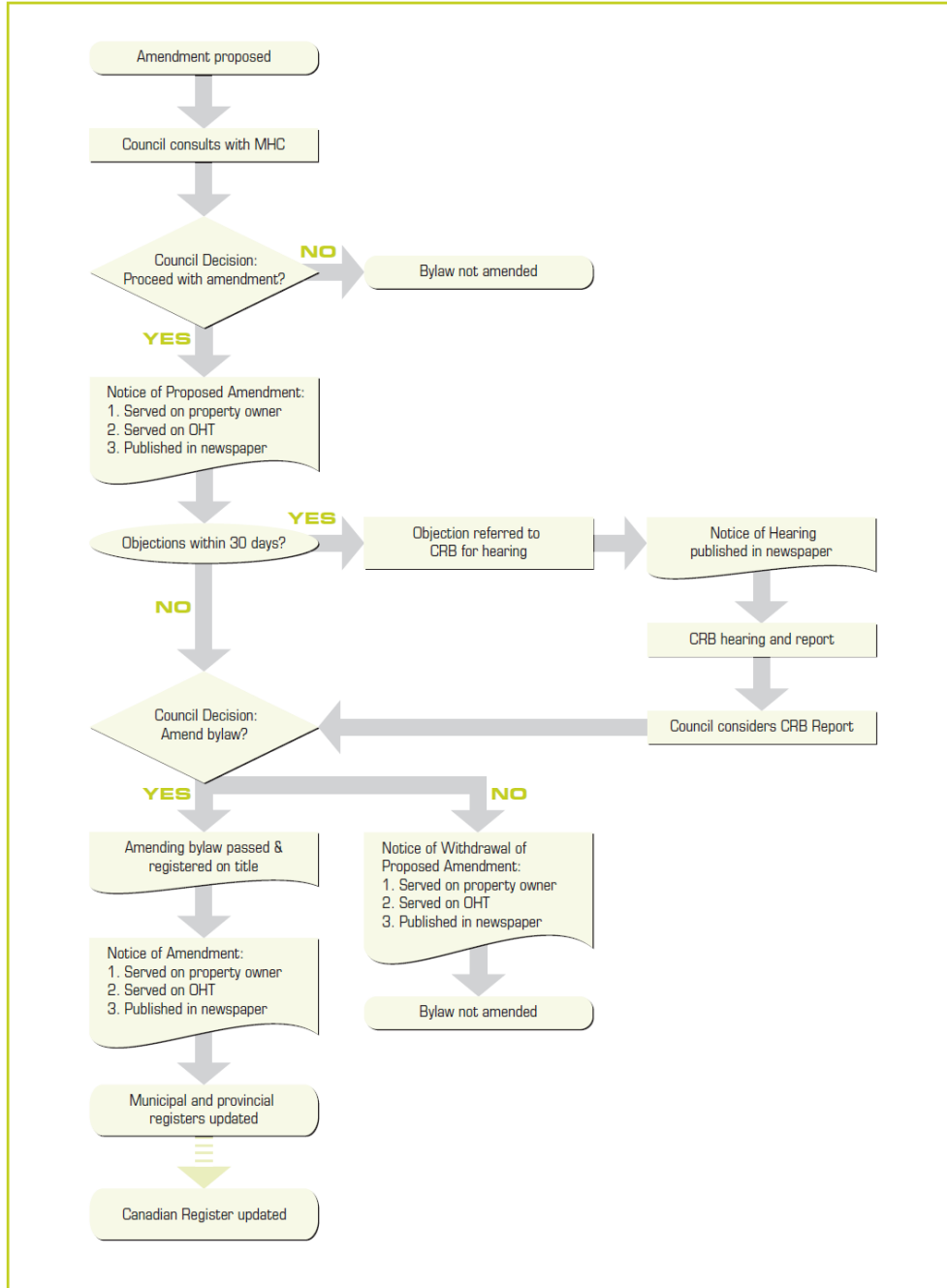
Process for Amending an OHA Designation By-law



CULTURAL HERITAGE VALUE ASSESSMENT BELLEVILLE MEMORIAL ARENA

2. Amendment of Designating Bylaw

(Section 30.1 (1) of the Ontario Heritage Act)



Source: Province of Ontario. 2006. **Designating Heritage Properties**. Ministry of Tourism and Culture: Toronto



APPENDIX B

Built Heritage Evaluative Template Memorial Arena Building



CULTURAL HERITAGE VALUE ASSESSMENT BELLEVILLE MEMORIAL ARENA

Built Structure Form – Memorial Arena (Adapted from CIHB Recording Sheets)

11 MASSING OF UNITS											
SINGLE DETACHED 01	DOUBLE SEMI-DETACHED, RELATED 02	DOUBLE SEMI-DETACHED, NON-RELATED 03	ROW, RELATED, END 04	ROW, RELATED, INTERMEDIATE 05	ROW, NON-RELATED, END 06	ROW, NON-RELATED, INTERMEDIATE 07	ATTACHED, IRREGULAR 08	OTHER 09			
12 PLAN											
SQUARE 01	RECTANGULAR LONG FACADE 02	RECTANGULAR SHORT FACADE 03	L 04	U 05	T 06	H 07	CIRCULAR 08	POLYGONAL 09	CENTRE SPACE 10	PAVILION 11	IRREGULAR 12
RECTANGULAR WITH APSE 13	RECTANGULAR WITH NARTHEX 14	RECTANGULAR WITH APSE AND NARTHEX 15	CRUCIFORM 16	CRUCIFORM WITH APSE 17	CRUCIFORM WITH NARTHEX 18	CRUCIFORM WITH APSE AND NARTHEX 19	OTHER 20				
13 WINGS											
NONE 01	UNKNOWN 02	FRONT 03	EITHER SIDE 04	FRONT AND EITHER SIDE 05	BOTH SIDES 06	FRONT AND BOTH SIDES 07	REAR 08	FRONT AND REAR 09	REAR AND EITHER SIDE 10	REAR AND BOTH SIDES 11	FRONT, REAR AND EITHER SIDE 12
FRONT, REAR AND BOTH SIDES 13	IRREGULAR 14	OTHER 15									
14 BUILDING DIMENSIONS IN FEET											
FAÇADE <input type="text" value="1"/> <input type="text" value="2"/> <input type="text" value="8"/> (approx)						DEPTH <input type="text" value="2"/> <input type="text" value="4"/> <input type="text" value="1"/> (approx)					
15 STOREYS											
UNKNOWN 01	1 02	1 1/2 03	2 04	2 1/2 05	3 06	3 1/2 07	4 OR MORE 08	IRREGULAR 09	SPLIT LEVEL 10	SPLIT LEVELS 11	1 FRONT, 2 REAR 12
OTHER 13											
16 NUMBER OF BAYS – FAÇADE											
(One floor, only)											
first or ground floor											
or second floor											
or third floor											
1 BAY	2 BAYS	3 BAYS	4 BAYS	5 BAYS	6 BAYS	7 BAYS	8 BAYS	9 OR MORE	OTHER		
11	12	13	14	15	16	17	18	19	10		
21	22	23	24	25	26	27	28	29	20		
31	32	33	34	35	36	37	38	39	30		
17 BASEMENT / FOUNDATION											
NONE 01	UNKNOWN 02	CRAWL SPACE, ABOVE GROUND LEVEL 03	CRAWL SPACE, BELOW GROUND LEVEL 04	PARTIAL, ABOVE GROUND LEVEL 05	PARTIAL, BELOW GROUND LEVEL 06	FULL, ABOVE GROUND LEVEL 07	FULL, BELOW GROUND LEVEL 08	OTHER 09			
18 BASEMENT / FOUNDATION WALL MATERIAL											
NONE	UNKNOWN	EARTH	WOOD	STONE	BRICK	CONCRETE	OTHER				
01	02	03	04	05	06	07	08				



CULTURAL HERITAGE VALUE ASSESSMENT BELLEVILLE MEMORIAL ARENA

MAIN EXTERIOR WALL MATERIAL — FACADE											
19 EARTH											
NONE 01	UNDETERMINED 02	TAMPED EARTH 03	MUD BRICK OR BLOCK 04	SOD 05	OTHER 06						
20 WOOD											
NONE 01	 VERTICAL LOG 02	 VERTICAL FINISHED LOG 03	 VERTICAL PLANK 04	 HORIZONTAL LOG 05	 HORIZONTAL FINISHED LOG 06	 CORDWOOD 07	 MORTISE AND TENON, SOLID 08	 PANEL OR PLYWOOD 09	 FLUSH BOARD FINISH ONLY 10	 SHIPLAP 11	 ASHLAR IMITATION 12
 BOARD AND BATTEN 13	 CLAPBOARD 14	 SPLIT WEATHERBOARD 15	 SHINGLE 16	 OTHER 17							
21 STONE – SHAPE AND COURSING											
NONE 01	 PLAIN FIELDSTONE 02	 SPLIT FIELDSTONE 03	 FLINT AND/OR COBBLE 04	 SLATE OR SHALE 05	 RANDOM RUBBLE 06	 COURSED RUBBLE 07	 CUT STONE, BROKEN COURSE 08	 CUT STONE, EVEN COURSE 09	 PANEL 10	 SHINGLE 11	 OTHER 12
22 STONE – FINISH											
NONE 01	 NATURAL 02	 SAWN 03	 TOOLED OR HAMMERED 04	 SMOOTHED 05	 POLISHED 06	 ROCK-FACED 07	 RUSTICATED 08	 VERMICULATED 09	 OTHER 10		
23 BRICK – BOND											
NONE 01	 HEADER 02	 STRETCHER 03	 ENGLISH 04	 FLEMISH 05	 COMMON 06	 GARDEN WALL 07	 OTHER 08				
24 COMPOSITION											
NONE 01	UNDETERMINED 02	 SHINGLE 03	 SHEET 04	 PLASTER OR STUCCO 05	 TILE OR TERRA COTTA 06	 ARTIFICIAL STONE 07	 PLASTIC 08	 OTHER 09			
25 CONCRETE											
NONE 01	UNDETERMINED 02	 POURED 03	 BLOCK 04	 PLAIN PRECAST PANEL 05	 DECORATED PRECAST PANEL 06	 OTHER 07					
26 METAL											
NONE 01	UNDETERMINED 02	 SHINGLE 03	 SHEET 04	 SIDING 05	 CAST IRON 06	 OTHER 07					
27 GLASS											
NONE 01	 BRICK OR BLOCK 02	 SHEET 03	 OTHER 04								
28 ADDITIONAL EXTERIOR WALL MATERIAL – FACADE (MULTIPLE CHOICE)											
NONE 1	EARTH 2	WOOD 3	STONE 4	BRICK 5	COMPOSITION 6	CONCRETE 7	METAL 8	GLASS 9	OTHER 10		
29 EXTERIOR WALL MATERIAL – OTHER WALLS											
SAME AS FACADE <input checked="" type="checkbox"/> 1 DIFFERENT FROM FACADE <input type="checkbox"/> 2 UNKNOWN <input type="checkbox"/> 3											
30 EXTERIOR BEARING WALL CONSTRUCTION											
UNDETERMINED 01	 VERTICAL LOG 02	 VERTICAL FINISHED LOG 03	 VERTICAL PLANK 04	 HORIZONTAL LOG 05	 HORIZONTAL FINISHED LOG 06	 CORDWOOD 07	 MORTISE AND TENON, FRAME 08	 MORTISE AND TENON, FRAME 09	 COLOMBAGE 10	 NAILED FRAME 11	 LAMINATED TIMBER FRAME 12
UNDETERMINED WOOD FRAME 13	EARTH 14	STONE 15	BRICK 16	CONCRETE BLOCK 17	POURED CONCRETE 18	METAL 19	OTHER 20				



CULTURAL HERITAGE VALUE ASSESSMENT BELLEVILLE MEMORIAL ARENA

WALL DESIGN AND DETAIL (MULTIPLE CHOICE)											
NONE	2	3	4	5	6	7	8	9	10	11	12
13	14	15	16	17	18	19	20	21	22	23	24
25	26	27	28	29	30	31	32	33	34	35	36
37											
32 ROOF TYPE											
01	02	03	04	05	06	07	08	09	10	11	12
13	14	15	16	17	18	19	20	21	22	23	24
			GABLE ROOF LOCATED AT THE CENTRE, SURROUNDED BY THE FLAT ROOF								
25	26	27									
33 ROOF TYPE - SPECIAL SHAPES (MULTIPLE CHOICE)											
1	2	3	4	5	6	7	8	9	10		
34 ROOF SURFACE MATERIAL											
UNKNOWN	THATCH OR SOD	WOOD	SLATE	ASPHALT SHINGLE	TILE OR TERRA COTTA	TAR AND GRAVEL	CONCRETE	METAL	GLASS	OTHER	
01	02	03	04	05	06	07	08	09	10	11	
35 ROOF TRIM - EAVES (MULTIPLE CHOICE)											
1	2	3	4	5	6	7	8	9	10	11	12
13	14	15	16								
36 ROOF TRIM MATERIAL - EAVES											
NONE	UNKNOWN	WOOD	STONE	BRICK	PLASTER OR STUCCO	TILE OR TERRA COTTA	CONCRETE	METAL	OTHER		
01	02	03	04	05	06	07	08	09	10		
37 ROOF TRIM - VERGES (MULTIPLE CHOICE)											
1	2	3	4	5	6	7	8	9	10	11	12
13	14	15	16	17	18						
38 ROOF TRIM MATERIAL - VERGES											
NONE	UNKNOWN	WOOD SOFFIT	STONE	BRICK	PLASTER OR STUCCO	TILE OR TERRA COTTA	CONCRETE	METAL FASCIA	OTHER		
01	02	03	04	05	06	07	08	09	10		



CULTURAL HERITAGE VALUE ASSESSMENT BELLEVILLE MEMORIAL ARENA

39 TOWERS, STEEPLES AND DOMES – TYPE (MULTIPLE CHOICE)												
NONE 1	UNKNOWN 2	TOWER 3	STEEPLE 4	DOME 5								
40 TOWERS, STEEPLES AND DOMES LOCATION – SIDE TO SIDE (MULTIPLE CHOICE)												
NONE 1	UNKNOWN 2	CENTRE 3	OFFSET LEFT 4	OFFSET RIGHT 5	SIDE LEFT 6	SIDE RIGHT 7	EXTERIOR SIDE LEFT 8	EXTERIOR SIDE RIGHT 9				
41 TOWERS, STEEPLES AND DOMES LOCATION – FRONT TO REAR (MULTIPLE CHOICE)												
NONE 1	UNKNOWN 2	CENTRE 3	OFFSET FRONT 4	OFFSET REAR 5	FRONT 6	REAR 7	EXTERIOR FRONT 8	EXTERIOR REAR 9				
42 DORMER TYPE – ANY WALL (MULTIPLE CHOICE)												
NONE 1	GABLE, FLUSH EAVES 2	GABLE PROJECTING EAVES 3	GABLE RETURNED EAVES 4	GABLE PEDIMENT 5	HIPPED GABLE 6	HIP 7	GABLED HIP 8	GAMBREL 9	MANSARD 10	SHED 11	FLAT 12	
										OTHER 23		
BAY 13	SWEPT 14	SEGMENTAL 15	SEMI-ELLIPTICAL 16	SEMI-CIRCULAR 17	ROUND 18	ELLIPSE OR OVAL 19	TRIANGLE 20	PARAPET 21	DECORATED 22			
43 CHIMNEY LOCATION – SIDE TO SIDE (MULTIPLE CHOICE)												
NONE 1	UNKNOWN 2	CENTRE 3	OFFSET LEFT 4	OFFSET RIGHT 5	SIDE LEFT 6	SIDE RIGHT 7	EXTERIOR SIDE LEFT 8	EXTERIOR SIDE RIGHT 9				
44 CHIMNEY LOCATION – FRONT TO REAR (MULTIPLE CHOICE)												
NONE 1	UNKNOWN 2	CENTRE 3	OFFSET FRONT 4	OFFSET REAR 5	FRONT 6	REAR 7	EXTERIOR FRONT 8	EXTERIOR REAR 9				
45 CHIMNEY STACK MATERIAL (MULTIPLE CHOICE)												
NONE 1	UNKNOWN 2	STONE 3	BRICK 4	PLASTER OR STUCCO 5	TILE OR TERRA COTTA 6	CONCRETE 7	METAL 8					
46 CHIMNEY STACK MASSING (MULTIPLE CHOICE)												
NONE 1	UNKNOWN 2	SINGLE 3	2 OR MORE, ATTACHED AT TOP 4	2 OR MORE, ATTACHED AT BOTTOM 5	2 OR MORE, ATTACHED AT TOP AND BOTTOM 6	CLUSTER, ATTACHED 7						
47 ROOF TRIM – SPECIAL FEATURES (MULTIPLE CHOICE)												
NONE 1	CUPOLA OR LANTERN 2	BALUSTRADE 3	FINIAL 4	URN 5	SPIRE 6	CRESTING 7	DROP OR PENDANT 8	MONUMENTAL PEDIMENT 9	RAISED FIRE WALL 10	ELEVATOR HOUSING 11	SKYLIGHT 12	OTHER 13



CULTURAL HERITAGE VALUE ASSESSMENT BELLEVILLE MEMORIAL ARENA

TYPICAL WINDOW												
48 LOCATION (ONE FLOOR ONLY)												
FIRST OR GROUND FLOOR 1	SECOND FLOOR 2	THIRD FLOOR OR ABOVE 3	NONE 4									
49 STRUCTURAL OPENING SHAPE												
NONE 01	FLAT 02	FLAT WITH ROUNDED CORNERS 03	SEGMENTAL 04	SEMI-ELLIPTICAL 05	SEMI-CIRCULAR 06	OGEE 07	POINTED 08	TRIANGULAR 09	OTHER 10			
50 TRIM OUTSIDE STRUCTURAL OPENING - HEAD (MULTIPLE CHOICE)												
NONE 1	PLAIN FLAT 2	MOULDED FLAT 3	DECORATED FLAT 4	SHAPED 5	CONTINUOUS 6	PLAIN LINTEL 7	MOULDED LINTEL 8	DECORATED LINTEL 9	LABEL 10	FLAT ARCH. VERTICAL JOINT 11	VOUSSOIRS 12	
ALTERNATING VOUSSOIRS 13	KEYSTONE 14	EARED 15	BORED CORNER 16	PANELLED 17	SHELF 18	ENTABLATURE 19	PLAIN PEDIMENT 20	CURVED PEDIMENT 21	BROKEN PEDIMENT 22	FLAT WOOD WITH OR WITHOUT BRACKETS 23	SHAPED WOOD WITH OR WITHOUT BRACKETS 24	
CARVING 25	OTHER 26											
51 TRIM OUTSIDE STRUCTURAL OPENING - SIDES (MULTIPLE CHOICE)												
NONE 1	PLAIN 2	MOULDED 3	DECORATED 4	QUINS 5	COLUMN OR ENGAGED COLUMN 6	PIER OR PILASTER 7	DORIC CAPITAL 8	IONIC CAPITAL 9	CORINTHIAN CAPITAL 10	EARED 11	PANELLED 12	OTHER 13
52 TRIM OUTSIDE STRUCTURAL OPENING - MATERIAL												
NONE 01	UNKNOWN 02	WOOD 03	STONE 04	BRICK 05	PLASTER OR STUCCO 06	TILE OR TERRA COTTA 07	CONCRETE 08	METAL 09	OTHER 10			
53 WINDOW SILL - TYPE												
NONE 01	PLAIN SLIP SILL 02	MOULDED SLIP SILL 03	DECORATED SLIP SILL 04	PLAIN LUG SILL 05	MOULDED LUG SILL 06	DECORATED LUG SILL 07	CONTINUOUS 08	OTHER 09				
54 WINDOW SILL - MATERIAL												
NONE 01	UNKNOWN 02	WOOD 03	STONE 04	BRICK 05	PLASTER OR STUCCO 06	TILE OR TERRA COTTA 07	CONCRETE 08	METAL 09	OTHER 10			
55 TRIM WITHIN STRUCTURAL OPENING - HEAD (MULTIPLE CHOICE)												
NONE 1	PLAIN 2	MOULDED 3	DECORATED 4	FLAT TRANSOM, SINGLE LIGHT 5	FLAT TRANSOM, MULTIPLE LIGHTS 6	FLAT TRANSOM, SINGLE LIGHT 7	SHAPED TRANSOM, BLIND 8	SHAPED TRANSOM, SINGLE LIGHT 9	SHAPED TRANSOM, MULTIPLE LIGHTS 10	OTHER 11		
56 TRIM WITHIN STRUCTURAL OPENING - SIDES (MULTIPLE CHOICE)												
NONE 1	PLAIN 2	MOULDED 3	DECORATED 4	COLUMN OR ENGAGED COLUMN 5	PIER OR PILASTER 6	DORIC CAPITAL 7	IONIC CAPITAL 8	CORINTHIAN CAPITAL 9	SIDE LIGHTS 10	SIDE LIGHT, ONE SIDE ONLY 11	OTHER 12	
57 NUMBER OF SASHES												
NONE 01	ONE 02	TWO 03	TWO 04	THREE 05	THREE 06	FOUR OR MORE 07	OTHER 08					
58 OPENING MECHANISM												
NONE 01	UNKNOWN 02	SINGLE OR DOUBLE HUNG 03	CASEMENT 04	HINGED 05	PIVOTED 06	HORIZONTAL SLIDING 07	FIXED 08	OTHER 09				
top windows are hinged, lower windows are fixed no clerestory windows survive												
59 SPECIAL WINDOW TYPES - ANY WALL (MULTIPLE CHOICE)												
NONE 1	ROUND 2	HALF-ROUND 3	QUARTER-ROUND 4	POLYGONAL 5	ELLIPSE OR OVAL 6	HALF-ELLIPSE 7	EYEBROW 8	DIAMOND 9	TRIANGLE 10	KEYHOLE 11	SEGMENTAL 12	
SEMI-ELLIPTICAL 13	SEMI-CIRCULAR 14	OGEE 15	POINTED 16	TRIANGULAR 17	BAY, BOW OR DIEL 18	BAY OR BOW, 2 OR MORE STOREYS 19	PALLADIAN 20	FRENCH SINGLE OR DOUBLE 21	STAINED GLASS 22	BLIND 23	OTHER 24	



CULTURAL HERITAGE VALUE ASSESSMENT BELLEVILLE MEMORIAL ARENA

60 SPECIAL PANE ARRANGEMENTS - ANY WALL (MULTIPLE CHOICE)

NONE 1	2	3	4	5	6	7	8	9	10	11	12
13	14	15	16	17	18	19	20	21	22	23	24
OTHER 25											

61 LOCATION

NONE 01	02	03	04	05	06	OTHER 07
------------	----	----	----	----	----	-------------

62 STRUCTURAL OPENING SHAPE

NONE 01	02	03	04	05	06	07	08	09	OTHER 10
------------	----	----	----	----	----	----	----	----	-------------

63 TRIM OUTSIDE STRUCTURAL OPENING - HEAD (MULTIPLE CHOICE)

NONE 1	2	3	4	5	6	7	8	9	10	11	12
13	14	15	16	17	18	19	20	21	22	23	24
CARVING 25	OTHER 26	entrance has been heavily modified									

64 TRIM OUTSIDE STRUCTURAL OPENING - SIDES (MULTIPLE CHOICE)

NONE 1	2	3	4	5	6	7	8	9	10	11	12	13
-----------	---	---	---	---	---	---	---	---	----	----	----	----

65 TRIM OUTSIDE STRUCTURAL OPENING - MATERIAL

NONE 01	UNKNOWN 02	WOOD 03	STONE 04	BRICK 05	PLASTER OR STUCCO 06	TILE OR TERRAZZO 07	CONCRETE 08	METAL 09	OTHER 10
------------	---------------	------------	-------------	-------------	-------------------------	------------------------	----------------	-------------	-------------

66 TRIM WITHIN STRUCTURAL OPENING - HEAD (MULTIPLE CHOICE)

NONE 1	2	3	4	5	6	7	8	9	10	11
-----------	---	---	---	---	---	---	---	---	----	----

67 TRIM WITHIN STRUCTURAL OPENING - SIDES (MULTIPLE CHOICE)

NONE 1	2	3	4	5	6	7	8	9	10	11	12
-----------	---	---	---	---	---	---	---	---	----	----	----

The changes to the main entrance are significant



CULTURAL HERITAGE VALUE ASSESSMENT BELLEVILLE MEMORIAL ARENA

68	NUMBER OF LEAVES														
	1	2	3 OR MORE	NONE	OTHER										
	1	2	3	4	5										
69	NUMBER OF PANELS PER LEAF														
	01	02	03	04	05	06	07	08	09	10	11	12	13 OR MORE	NOT APPLICABLE	OTHER
70	LEAVES - SPECIAL FEATURES (MULTIPLE CHOICE)														
	NONE	SHAPEd PANEL	VERTICAL BOARD	DIAGONAL BOARD	HORIZONTAL BOARD	CARVED OR DECORATED	DUTCH DOOR	GLASS FRONT ENTRANCE	STAINED GLASS	PLASTIC LIGHTS	OTHER				
	1	2	3	4	5	6	7	8	9	10	11				
71	MAIN STAIRS - LOCATION AND DESIGN														
	NONE	FIRST OR GROUND FLOOR, WITHOUT RAILING	FIRST OR GROUND FLOOR, OPEN RAILING	FIRST OR GROUND FLOOR, CLOSED RAILING	UPPER FLOORS, WITHOUT RAILING	UPPER FLOORS, OPEN RAILING	UPPER FLOORS, CLOSED RAILING	OTHER							
	01	02	03	04	05	06	07	08							
72	MAIN STAIRS - DIRECTION														
	NONE	STRAIGHT	STRAIGHT, SIDE	STRAIGHT, DOUBLE	STRAIGHT, REVERSED	CURVED, SINGLE OR DOUBLE	SPIRAL	OTHER							
	01	02	03	04	05	06	07	08							
73	MAIN PORCH - TYPE														
	NONE	PLATFORM	RECESS	OPEN PORCH	CLOSED PORCH	OPEN VERANDAH	CLOSED VERANDAH	OTHER							
	01	02	03	04	05	06	07	08							
74	MAIN PORCH - SPECIAL FEATURES (MULTIPLE CHOICE)														
	NONE	POSTS	COLUMNS	PIERS	DORIC CAPITAL	IONIC CAPITAL	CORINTHIAN CAPITAL	SUPPORT ON PEDESTAL	ARCADE	TREILLAGE	OPEN RAILING	CLOSED RAILING			
	1	2	3	4	5	6	7	8	9	10	11	12			
	DECORATED														
	13														
75	MAIN PORCH - MATERIAL														
	NONE	UNKNOWN	WOOD	STONE	BRICK	PLASTER OR STUCCO	TILE OR TERRA COTTA	CONCRETE	METAL	OTHER					
	01	02	03	04	05	06	07	08	09	10					
76	MAIN PORCH - HEIGHT														
	FIRST STOREY	SECOND STOREY	THIRD STOREY OR ABOVE	NONE	OTHER										
	1	2	3	4	5										
77	APPARENT ALTERATIONS AND/OR ADDITIONS (MULTIPLE CHOICE)														
	NONE	EXTENSION	ADDITIONAL STOREY	BASEMENT	WALL	ROOF	TOWER, STEEPL E OR DOME	DORMER	CHIMNEY	WINDOW	DOOR	STAIR	PORCH	OTHER	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	
78	PROPERTY FEATURES (MULTIPLE CHOICE)														
	NONE	FENCE OR GATE	GARDEN FEATURE	WATER FEATURE	OTHER										
	1	2	3	4	5										
79	DATE OF SURVEY														
	DAY		MONTH		YEAR										
	1	2	0	5	1	1									
	1	9	0	7	1	1									



APPENDIX C

Built Heritage Evaluative Template Weigh Scale Building



CULTURAL HERITAGE VALUE ASSESSMENT BELLEVILLE MEMORIAL ARENA

11 MASSING OF UNITS																			
								OTHER											
SINGLE DETACHED 01	DOUBLE SEMI-DETACHED, RELATED 02	DOUBLE SEMI-DETACHED, NON-RELATED 03	ROW, RELATED, END 04	ROW, RELATED, INTERMEDIATE 05	ROW, NON-RELATED, END 06	ROW, NON-RELATED, INTERMEDIATE 07	ATTACHED, IRREGULAR 08	09											
12 PLAN																			
SQUARE 01	RECTANGULAR LONG FACADE 02	RECTANGULAR SHORT FACADE 03	L 04	U 05	T 06	H 07	CIRCULAR 08	POLYGONAL 09	CENTRE SPACE 10	PAVILION 11	IRREGULAR 12								
							OTHER												
RECTANGULAR WITH APSE 13	RECTANGULAR WITH NARTHEX 14	RECTANGULAR WITH APSE AND NARTHEX 15	CRUCIFORM 16	CRUCIFORM WITH APSE 17	CRUCIFORM WITH NARTHEX 18	CRUCIFORM WITH APSE AND NARTHEX 19	20												
13 WINGS																			
NONE 01	UNKNOWN 02	FRONT 03	EITHER SIDE 04	FRONT AND EITHER SIDE 05	BOTH SIDES 06	FRONT AND BOTH SIDES 07	REAR 08	FRONT AND REAR 09	REAR AND EITHER SIDE 10	REAR AND BOTH SIDES 11	FRONT, REAR AND EITHER SIDE 12								
		OTHER																	
FRONT, REAR AND BOTH SIDES 13	IRREGULAR 14	15																	
14 BUILDING DIMENSIONS IN FEET																			
FAÇADE						<input type="text" value="3"/>	<input type="text" value="3"/>	(APPROX)											
						DEPTH													
						<input type="text" value="2"/>	<input type="text" value="4"/>	<input type="text" value="1/2"/>	(APPROX)										
15 STOREYS																			
UNKNOWN 01	1 02	1 1/2 03	2 04	2 1/2 05	3 06	3 1/2 07	4, OR MORE 08	IRREGULAR 09	SPLIT LEVEL 10	SPLIT LEVELS 11	FRONT, REAR 12								
OTHER 13																			
16 NUMBER OF BAYS – FAÇADE																			
(One floor, only)																			
first or ground floor or second floor or third floor																			
1 BAY		2 BAYS		3 BAYS		4 BAYS		5 BAYS		6 BAYS		7 BAYS		8 BAYS		9 OR MORE		OTHER	
11	12	13	14	15	16	17	18	19	20										
21	22	23	24	25	26	27	28	29	30										
31	32	33	34	35	36	37	38	39	30										
17 BASEMENT / FOUNDATION																			
								OTHER											
NONE 01	UNKNOWN 02	CRAWL SPACE, ABOVE GROUND LEVEL 03	CRAWL SPACE, BELOW GROUND LEVEL 04	PARTIAL, ABOVE GROUND LEVEL 05	PARTIAL, BELOW GROUND LEVEL 06	FULL, ABOVE GROUND LEVEL 07	FULL, BELOW GROUND LEVEL 08	09											
18 BASEMENT / FOUNDATION WALL MATERIAL																			
NONE 01	UNKNOWN 02	EARTH 03	WOOD 04	STONE 05	BRICK 06	CONCRETE 07	OTHER 08												



CULTURAL HERITAGE VALUE ASSESSMENT BELLEVILLE MEMORIAL ARENA

MAIN EXTERIOR WALL MATERIAL — FACADE											
19 EARTH											
NONE 01	UNDETERMINED 02	TAMPED EARTH 03	MUD BRICK OR BLOCK 04	SOO 05	OTHER 06						
20 WOOD											
NONE 01	VERTICAL LOG 02	VERTICAL FINISHED LOG 03	VERTICAL PLANK 04	HORIZONTAL LOG 05	HORIZONTAL FINISHED LOG 06	CORDWOOD 07	MORTISE AND TENON, SOLID 08	PANEL OR PLYWOOD 09	FLUSH BOARD FINISH ONLY 10	SHIPLAP 11	ASHLAR IMITATION 12
BOARD AND BATTEN 13	CLAPBOARD 14	SPLIT WEATHERBOARD 15	SHINGLE 16	OTHER 17							
21 STONE - SHAPE AND COURSING											
NONE 01	PLAIN FIELDSTONE 02	SPLIT FIELDSTONE 03	FLINT AND/OR COBBLE 04	SLATE OR SHALE 05	RANDOM RUBBLE 06	COURSED RUBBLE 07	CUT STONE, BROKEN COURSE 08	CUT STONE, EVEN COURSE 09	PANEL 10	SHINGLE 11	OTHER 12
22 STONE - FINISH											
NONE 01	NATURAL 02	SAWN 03	TOOLED OR HAMMERED 04	SMOOTHED 05	POLISHED 06	ROCK-FACED 07	RUSTICATED 08	VERMICULATED 09	OTHER 10		
23 BRICK - BOND											
NONE 01	HEADER 02	STRETCHER 03	ENGLISH 04	FLEMISH 05	COMMON 06	GARDEN WALL 07	OTHER 08	ASSORTED BRICK WORK			
24 COMPOSITION											
NONE 01	UNDETERMINED 02	SHINGLE 03	SHEET 04	PLASTER OR STUCCO 05	TILE OR TERRA COTTA 06	ARTIFICIAL STONE 07	PLASTIC 08	OTHER 09			
25 CONCRETE											
NONE 01	UNDETERMINED 02	POURED 03	BLOCK 04	PLAIN PRECAST PANEL 05	DECORATED PRECAST PANEL 06	OTHER 07	ON SOUTH WALL				
26 METAL											
NONE 01	UNDETERMINED 02	SHINGLE 03	SHEET 04	SIDING 05	CAST IRON 06	OTHER 07					
27 GLASS											
NONE 01	BRICK OR BLOCK 02	SHEET 03	OTHER 04								
28 ADDITIONAL EXTERIOR WALL MATERIAL - FACADE (MULTIPLE CHOICE)											
NONE 1	EARTH 2	WOOD 3	STONE 4	BRICK 5	COMPOSITION 6	CONCRETE 7	METAL 8	GLASS 9	OTHER 10		
29 EXTERIOR WALL MATERIAL - OTHER WALLS											
SAME AS FACADE <input checked="" type="checkbox"/> 1				DIFFERENT FROM FACADE <input type="checkbox"/> 2				UNKNOWN <input type="checkbox"/> 3			
30 EXTERIOR BEARING WALL CONSTRUCTION											
UNDETERMINED 01	VERTICAL LOG 02	VERTICAL FINISHED LOG 03	VERTICAL PLANK 04	HORIZONTAL LOG 05	HORIZONTAL FINISHED LOG 06	CORDWOOD 07	MORTISE AND TENON, SOLID 08	MORTISE AND TENON, FRAME 09	COLOMBAGE 10	NAILED FRAME 11	LAMINATED TIMBER FRAME 12
UNDETERMINED WOOD FRAME 13	EARTH 14	STONE 15	BRICK 16	CONCRETE BLOCK 17	POURED CONCRETE 18	METAL 19	OTHER 20				



CULTURAL HERITAGE VALUE ASSESSMENT BELLEVILLE MEMORIAL ARENA

WALL DESIGN AND DETAIL (MULTIPLE CHOICE)												
NONE	PLAIN PANEL	DECORATED PANEL	ARCADING	FRONTSPIECE	COLUMN OR ENGAGED COLUMN	PIER OR PILASTER	DORIC CAPITAL	IONIC CAPITAL	CORINTHIAN CAPITAL	BUTTRESS	SPANDREL	
1	2	3	4	5	6	7	8	9	10	11	12	
QUOINS	TIE ROD	CORNER BOARD	HALF-TIMBERING	SKIRT-ROOF	CORBELLING	STRING OR BELT COURSE	PLINTH	ENTABLATURE	PLAIN PARAPET	CRENELLATED PARAPET	GABLED PARAPET	
13	14	15	16	17	18	19	20	21	22	23	24	
STEPPED PARAPET	DECORATED PARAPET	CARVING	PAINTED DESIGN	INSCRIPTION OR DATE STONE	DECORATIVE SHINGLE	DECORATIVE BRICK	DECORATIVE TILE OR TERRA COTTA	BALCONY	BALCONET	UPPER STOREY DOOR	OVERHANG	
25	26	27	28	29	30	31	32	33	34	35	36	
OTHER												
37												
32 ROOF TYPE												
LOW GABLE	MEDIUM GABLE	HIGH GABLE	HIPPED GABLE	GABLE-FLAT	PYRAMIDAL	LOW HIP	MEDIUM HIP	HIGH HIP	GABLED HIP	GAMBREL	HIPPED GAMBREL	
01	02	03	04	05	06	07	08	09	10	11	12	
MANSARD, 4 SIDES	MANSARD, 2 SIDES	MANSARD, 1 SIDE	GAMBREL, 1 SIDE	SHED	SALTBOX	FLAT	SAWTOOTH	MONITOR	DOMED	CONICAL	VAULTED OR ARCHED	
13	14	15	16	17	18	19	20	21	22	23	24	
BUTTERFLY	POLYGONAL	OTHER										
25	26	27										
33 ROOF TYPE - SPECIAL SHAPES (MULTIPLE CHOICE)												
NONE	CENTRE GABLE (FACADE)	OFFSET GABLE (FACADE)	CROSS GABLE	DOUBLE GABLE (FACADE)	MORE THAN TWO GABLES (FACADE)	ADDITIONAL GABLE (NOT ON FACADE)	TRUNCATED, ANY ROOF TYPE	BELL-CAST, ANY ROOF TYPE	OTHER			
1	2	3	4	5	6	7	8	9	10			
34 ROOF SURFACE MATERIAL												
UNKNOWN	THATCH OR SOD	WOOD	SLATE	ASPHALT SHINGLE	TILE OR TERRA COTTA	TAR AND GRAVEL	CONCRETE	METAL	GLASS	OTHER		
01	02	03	04	05	06	07	08	09	10	11		
35 ROOF TRIM - EAVES (MULTIPLE CHOICE)												
NOT APPLICABLE	FLUSH EAVES	PROJECTING EAVES	RAFTERS EXPOSED	PLAIN FASCIA	MOULDED FASCIA	DECORATED FASCIA	PLAIN SOFFIT	MOULDED SOFFIT	DECORATED SOFFIT	PLAIN FRIEZE	MOULDED FRIEZE	
1	2	3	4	5	6	7	8	9	10	11	12	
DECORATED FRIEZE	BRACKETS	CORBELLED CORNICE	OTHER									
13	14	15	16									
36 ROOF TRIM MATERIAL - EAVES												
NONE	UNKNOWN	WOOD	STONE	BRICK	PLASTER OR STUCCO	TILE OR TERRA COTTA	CONCRETE	METAL	OTHER			
01	02	03	04	05	06	07	08	09	10			
37 ROOF TRIM - VERGES (MULTIPLE CHOICE)												
NOT APPLICABLE	FLUSH VERGES	PROJECTING VERGES	PURLINS EXPOSED	PLAIN FASCIA	MOULDED FASCIA	DECORATED FASCIA	PLAIN SOFFIT	MOULDED SOFFIT	DECORATED SOFFIT	PLAIN FRIEZE	MOULDED FRIEZE	
1	2	3	4	5	6	7	8	9	10	11	12	
DECORATED FRIEZE	BRACKETS	CORBELLED CORNICE	RETURNED EAVES	PEDIMENT	OTHER							
13	14	15	16	17	18							
38 ROOF TRIM MATERIAL - VERGES												
NONE	UNKNOWN	WOOD	STONE	BRICK	PLASTER OR STUCCO	TILE OR TERRA COTTA	CONCRETE	METAL	OTHER			
01	02	03	04	05	06	07	08	09	10			



CULTURAL HERITAGE VALUE ASSESSMENT BELLEVILLE MEMORIAL ARENA

39 TOWERS, STEEPLES AND DOMES – TYPE (MULTIPLE CHOICE)												
NONE 1	UNKNOWN 2	TOWER 3	STEEPLE 4	DOME 5								
40 TOWERS, STEEPLES AND DOMES LOCATION – SIDE TO SIDE (MULTIPLE CHOICE)												
NONE 1	UNKNOWN 2	CENTRE 3	OFFSET LEFT 4	OFFSET RIGHT 5	SIDE LEFT 6	SIDE RIGHT 7	EXTERIOR SIDE LEFT 8	EXTERIOR SIDE RIGHT 9				
41 TOWERS, STEEPLES AND DOMES LOCATION – FRONT TO REAR (MULTIPLE CHOICE)												
NONE 1	UNKNOWN 2	CENTRE 3	OFFSET FRONT 4	OFFSET REAR 5	FRONT 6	REAR 7	EXTERIOR FRONT 8	EXTERIOR REAR 9				
42 DORMER TYPE – ANY WALL (MULTIPLE CHOICE)												
NONE 1	GABLE FLUSH EAVES 2	GABLE PROJECTING EAVES 3	GABLE RETURNED EAVES 4	GABLE PEDIMENT 5	HIPPED GABLE 6	HIP 7	GABLED HIP 8	GAMBREL 9	MANSARD 10	SHED 11	FLAT 12	
										OTHER 23		
BAY 13	SWEPT 14	SEGMENTAL 15	SEMI-ELLIPTICAL 16	SEMI-CIRCULAR 17	ROUND 18	ELLIPSE OR OVAL 19	TRIANGLE 20	PARAPET 21	DECORATED 22			
43 CHIMNEY LOCATION – SIDE TO SIDE (MULTIPLE CHOICE)												
NONE 1	UNKNOWN 2	CENTRE 3	OFFSET LEFT 4	OFFSET RIGHT 5	SIDE LEFT 6	SIDE RIGHT 7	EXTERIOR SIDE LEFT 8	EXTERIOR SIDE RIGHT 9				
44 CHIMNEY LOCATION – FRONT TO REAR (MULTIPLE CHOICE)												
NONE 1	UNKNOWN 2	CENTRE 3	OFFSET FRONT 4	OFFSET REAR 5	FRONT 6	REAR 7	EXTERIOR FRONT 8	EXTERIOR REAR 9				
45 CHIMNEY STACK MATERIAL (MULTIPLE CHOICE)												
NONE 1	UNKNOWN 2	STONE 3	BRICK 4	PLASTER OR STUCCO 5	TILE OR TERRA COTTA 6	CONCRETE 7	METAL 8					
46 CHIMNEY STACK MASSING (MULTIPLE CHOICE)												
NONE 1	UNKNOWN 2	SINGLE 3	2 OR MORE, ATTACHED AT TOP 4	2 OR MORE, ATTACHED AT BOTTOM 5	2 OR MORE, ATTACHED AT TOP AND BOTTOM 6	CLUSTER, ATTACHED 7						
47 ROOF TRIM – SPECIAL FEATURES (MULTIPLE CHOICE)												
NONE 1	CUPIOLA OR LANTERN 2	BALUSTRADE 3	FINIAL 4	URN 5	SPIRE 6	CRESTING 7	DROP OR PENDANT 8	MONUMENTAL PEDIMENT 9	RAISED FIRE WALL 10	ELEVATOR HOUSING 11	SKYLIGHT 12	OTHER 13



CULTURAL HERITAGE VALUE ASSESSMENT BELLEVILLE MEMORIAL ARENA

TYPICAL WINDOW												
48 LOCATION (ONE FLOOR ONLY)												
FIRST OR GROUND FLOOR 1	SECOND FLOOR 2	THIRD FLOOR OR ABOVE 3	NONE 4									
49 STRUCTURAL OPENING SHAPE												
NONE 01	FLAT 02	FLAT WITH ROUNDED CORNERS 03	SEGMENTAL 04	SEMI-ELLIPTICAL 05	SEMI-CIRCULAR 06	OGEE 07	POINTED 08	TRIANGULAR 09	OTHER 10			
50 TRIM OUTSIDE STRUCTURAL OPENING - HEAD (MULTIPLE CHOICE)												
NONE 1	PLAIN FLAT 2	MOULDED FLAT 3	DECORATED FLAT 4	SHAPED 5	CONTINUOUS 6	PLAIN LINTEL 7	MOULDED LINTEL 8	DECORATED LINTEL 9	LABEL 10	FLAT ARCH, VERTICAL JOINT 11	VOUSSOIRS 12	
ALTERNATING VOUSSOIRS 13	KEYSTONE 14	EARED 15	BOXED CORNER 16	PANELLED 17	SHELF 18	ENTABLATURE 19	PLAIN PEDIMENT 20	CURVED PEDIMENT 21	BROKEN PEDIMENT 22	FLAT HOOD, WITH OR WITHOUT BRACKETS 23	SHAPED HOOD, WITH OR WITHOUT BRACKETS 24	
CARVING 25	OTHER 26											
51 TRIM OUTSIDE STRUCTURAL OPENING - SIDES (MULTIPLE CHOICE)												
NONE 1	PLAIN 2	MOULDED 3	DECORATED 4	QUOINS 5	COLUMN OR ENGAGED COLUMN 6	PIER OR PILASTER 7	DORIC CAPITAL 8	IONIC CAPITAL 9	CORINTHIAN CAPITAL 10	EARED 11	PANELLED 12	OTHER 13
52 TRIM OUTSIDE STRUCTURAL OPENING - MATERIAL												
NONE 01	UNKNOWN 02	WOOD 03	STONE 04	BRICK 05	PLASTER OR STUCCO 06	TILE OR TERRA COTTA 07	CONCRETE 08	METAL 09	OTHER 10			
53 WINDOW SILL - TYPE												
NONE 01	PLAIN SLIP SILL 02	MOULDED SLIP SILL 03	DECORATED SLIP SILL 04	PLAIN LUG SILL 05	MOULDED LUG SILL 06	DECORATED LUG SILL 07	CONTINUOUS SILL 08	OTHER 09				
54 WINDOW SILL - MATERIAL												
NONE 01	UNKNOWN 02	WOOD 03	STONE 04	BRICK 05	PLASTER OR STUCCO 06	TILE OR TERRA COTTA 07	CONCRETE 08	METAL 09	OTHER 10			
55 TRIM WITHIN STRUCTURAL OPENING - HEAD (MULTIPLE CHOICE)												
NONE 1	PLAIN 2	MOULDED 3	DECORATED 4	FLAT TRANSOM, SINGLE LIGHT 5	FLAT TRANSOM, MULTIPLE LIGHTS 6	FLAT TRANSOM, MULTIPLE LIGHTS 7	SHAPED TRANSOM, SINGLE LIGHT 8	SHAPED TRANSOM, SINGLE LIGHT 9	SHAPED TRANSOM, MULTIPLE LIGHTS 10	OTHER 11	MODERN REPLACEMENTS	
56 TRIM WITHIN STRUCTURAL OPENING - SIDES (MULTIPLE CHOICE)												
NONE 1	PLAIN 2	MOULDED 3	DECORATED 4	COLUMN OR ENGAGED COLUMN 5	PIER OR PILASTER 6	DORIC CAPITAL 7	IONIC CAPITAL 8	CORINTHIAN CAPITAL 9	SIDE LIGHTS 10	SIDE LIGHT, ONE SIDE ONLY 11	OTHER 12	REPLACEMENTS
57 NUMBER OF SASHES												
NONE 01	ONE 02	TWO 03	TWO 04	THREE 05	THREE 06	FOUR OR MORE 07	OTHER 08	REPLACEMENTS				
58 OPENING MECHANISM												
NONE 01	UNKNOWN 02	SINGLE OR DOUBLE HUNG 03	CASEMENT 04	HINGED 05	PIVOTED 06	HORIZONTAL SLIDING 07	FIXED 08	OTHER 09				
59 SPECIAL WINDOW TYPES - ANY WALL (MULTIPLE CHOICE)												
NONE 1	ROUND 2	HALF-ROUND 3	QUARTER-ROUND 4	POLYGONAL 5	ELLIPSE OR OVAL 6	HALF-ELLIPSE 7	EYEBROW 8	DIAMOND 9	TRIANGLE 10	KEYHOLE 11	SEGMENTAL 12	
SEMI-ELLIPTICAL 13	SEMI-CIRCULAR 14	OGEE 15	POINTED 16	TRIANGULAR 17	BAY, BOW OR Oriel 18	BAY OR BOW, 2 OR MORE STOREYS 19	PALLADIAN 20	FRENCH SINGLE OR DOUBLE 21	STAINED GLASS 22	BLIND 23	OTHER 24	



CULTURAL HERITAGE VALUE ASSESSMENT BELLEVILLE MEMORIAL ARENA

60 SPECIAL PANE ARRANGEMENTS – ANY WALL (MULTIPLE CHOICE)

NONE											
1	2	3	4	5	6	7	8	9	10	11	12
13	14	15	16	17	18	19	20	21	22	23	24
OTHER											
25											

MAIN ENTRANCE

61 LOCATION

NONE	CENTRE (FACADE)	OFF-CENTRE (FACADE)	CORNER	2 OR MORE (FACADE)	NOT ON FACADE	OTHER
01	02	03	04	05	06	07

62 STRUCTURAL OPENING SHAPE

NONE	FLAT	FLAT WITH ROUNDED CORNERS	SEGMENTAL	SEMI-ELLIPTICAL	SEMI-CIRCULAR	OEGEE	POINTED	TRIANGULAR	OTHER
01	02	03	04	05	06	07	08	09	10

63 TRIM OUTSIDE STRUCTURAL OPENING – HEAD (MULTIPLE CHOICE)

NONE	PLAIN FLAT	MOULDED FLAT	DECORATED FLAT	SHAPED	CONTINUOUS	PLAIN LINTEL	MOULDED LINTEL	DECORATED LINTEL	LABEL	FLAT ARCH, VERTICAL JOINT	VOUSSOIRS
1	2	3	4	5	6	7	8	9	10	11	12
13	14	15	16	17	18	19	20	21	22	23	24
CARRYING	OTHER										
25	26										

ENTRANCE HAS BEEN MOVED AND MODIFIED

64 TRIM OUTSIDE STRUCTURAL OPENING – SIDES (MULTIPLE CHOICE)

NONE	PLAIN	MOULDED	DECORATED	GUTTS	COLUMN OR ENGAGED COLUMN	PIER OR PILASTER	DORIC CAPITAL	IONIC CAPITAL	CORINTHIAN CAPITAL	EARED	PANELLED	OTHER
1	2	3	4	5	6	7	8	9	10	11	12	13

65 TRIM OUTSIDE STRUCTURAL OPENING – MATERIAL

NONE	UNKNOWN	WOOD	STONE	BRICK	PLASTER OR STUCCO	TILE OR TERRA COTTA	CONCRETE	METAL	OTHER
01	02	03	04	05	06	07	08	09	10

66 TRIM WITHIN STRUCTURAL OPENING – HEAD (MULTIPLE CHOICE)

NONE	PLAIN	MOULDED	DECORATED	FLAT TRANSOM, BLIND	FLAT TRANSOM, SINGLE LIGHT	FLAT TRANSOM, MULTIPLE LIGHTS	SHAPED TRANSOM, BLIND	SHAPED TRANSOM, SINGLE LIGHT	SHAPED TRANSOM, MULTIPLE LIGHTS	OTHER
1	2	3	4	5	6	7	8	9	10	11

67 TRIM WITHIN STRUCTURAL OPENING – SIDES (MULTIPLE CHOICE)

NONE	PLAIN	MOULDED	DECORATED	COLUMN OR ENGAGED COLUMN	PIER OR PILASTER	DORIC CAPITAL	IONIC CAPITAL	CORINTHIAN CAPITAL	SIDE LIGHTS	SIDE LIGHT, ONE SIDE ONLY	OTHER
1	2	3	4	5	6	7	8	9	10	11	12



CULTURAL HERITAGE VALUE ASSESSMENT BELLEVILLE MEMORIAL ARENA

68	NUMBER OF LEAVES														
				NONE	DOOR HEAVILY MODIFIED										
	1	2	3 OR MORE	4	OTHER										
	1	2	3	4	5										
69	NUMBER OF PANELS PER LEAF														
	1	2	3	4	5	6	7	8	9	10	11	12	13 OR MORE	NOT APPLICABLE	OTHER
	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15
70	LEAVES - SPECIAL FEATURES (MULTIPLE CHOICE)														
											OTHER				
	NONE	SHAPED PANEL	VERTICAL BOARD	DIAGONAL BOARD	HORIZONTAL BOARD	CARVED OR DECORATED	DUTCH DOOR	GLASS	STAINED GLASS	PLASTIC LIGHTS	OTHER				
	1	2	3	4	5	6	7	8	9	10	11				
71	MAIN STAIRS - LOCATION AND DESIGN														
								OTHER							
	NONE	FIRST OR GROUND FLOOR, WITHOUT RAILING	FIRST OR GROUND FLOOR, OPEN RAILING	FIRST OR GROUND FLOOR, CLOSED RAILING	UPPER FLOORS, WITHOUT RAILING	UPPER FLOORS, OPEN RAILING	UPPER FLOORS, CLOSED RAILING	OTHER							
	01	02	03	04	05	06	07	08							
72	MAIN STAIRS - DIRECTION														
								OTHER							
	NONE	STRAIGHT	STRAIGHT, SIDE	STRAIGHT, DOUBLE	STRAIGHT, REVERSED	CURVED, SINGLE OR DOUBLE	SPIRAL	OTHER							
	01	02	03	04	05	06	07	08							
73	MAIN PORCH - TYPE														
								OTHER							
	NONE	PLATFORM	RECESS	OPEN PORCH	CLOSED PORCH	OPEN VERANDAH	CLOSED VERANDAH	OTHER							
	01	02	03	04	05	06	07	08							
74	MAIN PORCH - SPECIAL FEATURES (MULTIPLE CHOICE)														
													OTHER		
	NONE	POSTS	COLUMNS	PIERS	DORIC CAPITAL	IONIC CAPITAL	CORINTHIAN CAPITAL	SUPPORT ON PEDESTAL	ARCADE	TRELLAGE	OPEN RAILING	CLOSED RAILING	OTHER		
	1	2	3	4	5	6	7	8	9	10	11	12	13		
													14		
	DECORATED	OTHER													
	13	14													
75	MAIN PORCH - MATERIAL														
	NONE	UNKNOWN	WOOD	STONE	BRICK	PLASTER OR STUCCO	TILE OR TERRA COTTA	CONCRETE	METAL	OTHER					
	01	02	03	04	05	06	07	08	09	10					
76	MAIN PORCH - HEIGHT														
	FIRST STOREY	SECOND STOREY	THIRD STOREY OR ABOVE	NONE	OTHER										
	1	2	3	4	5										
77	APPARENT ALTERATIONS AND/OR ADDITIONS (MULTIPLE CHOICE)														
	NONE	EXTENSION	ADDITIONAL STOREY	BASEMENT	WALL	ROOF	TOWER, STEEPLE OR DOME	DORMER	CHIMNEY	WINDOW	DOOR	STAIR	PORCH	OTHER	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	
78	PROPERTY FEATURES (MULTIPLE CHOICE)														
	NONE	FENCE OR GATE	GARDEN FEATURE	WATER FEATURE	OTHER										
	1	2	3	4	5										
79	DATE OF SURVEY														
	DAY	1	2	MONTH	0	5	YEAR	1	1						
		1	9		0	7		1	1						



APPENDIX D

Cultural Heritage Evaluative Template Memorial Arena Property



CULTURAL HERITAGE VALUE ASSESSMENT BELLEVILLE MEMORIAL ARENA

EVALUATION FORM FOR INDIVIDUAL PROPERTIES OF CULTURAL HERITAGE VALUE OR INTEREST

This document is designed to be compliant with the requirements of Section 27 of the *Ontario Heritage Act R.S.O. 1990, c. O.18* and *Ontario Heritage Act Regulation 9/06*. It is also designed to address questions raised concerning cultural heritage value and interest under Section 2.6.1 and 2.6.3 of the *Provincial Policy Statement (2005)*, under the *Ontario Heritage Act R.S.O. 1990, c. O.18*, and Section 2(d) of the *Planning Act R.S.O. 1990, c. P.13*.

Property Location
Civic Address:

**7 Market Street (The Market Weigh House) &
9 Market Street (Memorial Arena)
City of Belleville, Ontario**

Evaluator: Marcus R. Létourneau

Date of Site Visit: May 12 & July 19, 2011

Date Evaluated: August 16, 2011

This document is to be read in conjunction with the rest of the Cultural Heritage Assessment Report and in conjunction with the Built Structures Forms (attached). More detailed information about each of the various criteria is discussed in detail in these preceding parts of the Report.

ACTION: Add to Inventory Designate Take no action **Other:** Re-designate under the OHA



CULTURAL HERITAGE VALUE ASSESSMENT BELLEVILLE MEMORIAL ARENA

CRITERIA: DESIGN AND PHYSICAL VALUE

Ontario Heritage Act Regulation 9/06 states the following:

A property may be designated under Section 29 of the [Ontario Heritage] Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. The property has design value or physical value because it:
 - (i) Is a rare, unique, representative or early example of a style, type, expression, material or construction method;
 - (ii) Displays a high degree of craftsmanship or artistic merit; and/or
 - (iii) Demonstrates a high degree of technical or scientific achievement.

This document was developed to evaluate the physical and design attributes of a property identified as possibly having cultural heritage value or interest.

The Memorial Arena property has physical/design value because it contains two important heritage structures that are rare examples of their type. The Memorial Arena is a rare and early surviving example of a purpose-built hockey arena building. It illustrates arena construction in the period following the formal establishment of the NHL, and the growth of the sport at the community level. While modified in several areas, the building nonetheless is a very good example of arena construction and design, particularly as most early arenas have been modified in some way to reflect the changing nature of the sport and the audience. The building also still can be read as fulfilling its original purpose as a venue for hockey and community activities, and the functional aspects of its early operations are still evident such as the early chimneys within the arena, the openings for the clerestory windows, and the coal room. Indeed, despite modifications, many areas of the arena illustrate the integrity of original or early materials, such as the wood windows in the facade, the wood panelling, segments of the original risers and offices, early signage, the relatively unchanged nature of the standing room areas of the bleachers. Ultimately, the building, with its exposed trusses and wood roof, demonstrates the construction techniques employed for its construction as well as the construction of similar structures. The c. 1929 Weigh Scale Building is a rare surviving example of a community weigh scale building - built at the end of the need for public scales - constructed to support a local farmers' market. While heavily modified, the 1 storey brick building constructed in the common bond pattern is nonetheless one of the few surviving examples in Ontario. Although difficult to discern when looking at the building, the Weigh Scale Building nonetheless is a very good example of a purpose-built structure.



CULTURAL HERITAGE VALUE ASSESSMENT BELLEVILLE MEMORIAL ARENA

CRITERIA: HISTORICAL VALUE OR ASSOCIATIVE VALUE

Ontario Heritage Act Regulation 9/06 stated the following:

A property may be designated under Section 29 of the [Ontario Heritage] Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

2. The property has historical value or associative value because it,
 - (i) Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;
 - (ii) Yields, or has the potential to yield, information that contributes to an understanding of a community or culture; or
 - (iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

This document was developed to evaluate the historical value or associative value attributes of a property identified as possibly having cultural heritage value or interest.

The Memorial Arena property has historical/associative value because of its direct associations with events, people, activity, and organizations that are important to the City of Belleville. The property has a direct association with the history of the early education system in Belleville, with the operations of the Belleville Farmers' Market, with the history of sport in Belleville, a direct association with the World Champion Belleville McFarlands, a direct association with the Belleville Arena Company, a direct association with William J Hume, president of Hiram-Walkers; and a direct association with the Royal Commission of 1959. It also is important as a monument to Belleville Veterans and has already been recognized as having cultural heritage value under the *Ontario Heritage Act*.

The property has the potential to yield information that contributes to the understanding of not only Belleville history, but also the history of arena and weigh scale building construction. With its integrity of built resources, the Memorial Arena may help to inform the history of arena construction throughout Canada. The Weigh Scale Building potentially can reveal information about the construction of weigh scale buildings across Ontario. In addition, the site appears to have significant archaeological potential, which has the potential to yield information about the early settlement of the City as well as the early education system.

The Memorial Arena building is also one of the surviving examples of the work of local architect, John Arnold Thomson (1869-1949), which was the architect of many local institutional structures.



CRITERIA: CONTEXTUAL VALUE

Ontario Heritage Act Regulation 9/06 stated the following:

A property may be designated under Section 29 of the [Ontario Heritage] Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

2. The property has contextual value because it,
 - (i) Is important in defining, maintaining or supporting the character of an area,
 - (ii) Is physically, functionally, visually or historically linked to its surroundings, or
 - (iii) Is a landmark. O.Reg. 9/06, s.1(2).

This document was developed to evaluate the contextual value of a property identified as possibly having cultural heritage value or interest.

The property is an important landmark in downtown Belleville. It is physically, functionally, visually and historically linked to the Market Square area behind Belleville City Hall. The Memorial Arena is one of the only large open space interior venues in Downtown Belleville, which helped define the civic uses that occur, and have occurred, on Market Square. When combined with the historic use of the Weigh Scale Building, the property can be seen to be intimately and fundamentally linked to the civic core of downtown Belleville.



CULTURAL HERITAGE VALUE ASSESSMENT BELLEVILLE MEMORIAL ARENA

CRITERIA EVALUATION

(1) **DESIGN VALUE**

How well does the place serve as a physical record of its time?

Criteria		Analysis	Rating
STYLE / TYPE / TRADITION	What is strength of the place as an expression of a design style, design type or design tradition?	<p>What is the recognized design style, type of tradition?</p> <p>In the context of comparative places of this design style, type or tradition, how well does this place illustrate the style, type or tradition?</p>	(1) Excellent
			(2) Very Good
			(3) Good / Contextual (4) Fair / Poor
FUNCTION (Technical & Scientific Achievement)	What is the strength of the place as an expression of a functional design approach that reflects the historic use(s) of the property?	<p>What is the historic functional design approach of the place?</p> <p>In the context of comparative places that use this functional design approach, how well does this place illustrate the functional design approach?</p>	(1) Excellent
			(2) Very Good
			(3) Good / Contextual (4) Fair / Poor
FABRIC (Materials & Craftmanship)	How well does the place serve as documentary evidence of historical materials and construction techniques?	<p>What the historical materials or construction techniques?</p> <p>In the context of comparative examples of these historical materials or construction techniques, how well does this place illustrate these materials or techniques?</p>	(1) Excellent
			(2) Very Good
			(3) Good / Contextual (4) Fair / Poor



CULTURAL HERITAGE VALUE ASSESSMENT BELLEVILLE MEMORIAL ARENA

(2) HISTORICAL / ASSOCIATIVE VALUE

How strong are the connections between the place and its related historic themes, cultural patterns, people, events or organizations?

Criteria		Analysis	Rating
HISTORIC THEME	What is the strength of the place's association with a broad historic theme and/or with the historic evolution of the area?	<p>What is the associated historic theme?</p> <p>How significant is this theme or pattern in the history of the province or the community?</p> <p>In the context of comparative places associated with this theme how well does this place illustrate the theme or pattern?</p>	(1) Excellent
			(2) Very Good (3) Good / Contextual (4) Fair / Poor
PERSON / EVENT / ORGANIZATION	What is the strength of the place's association to an historic person, event and/or organization of significance?	<p>Who or what is the historic person, event or organization?</p> <p>How significant is the person, event or organization in the community?</p> <p>In the context of comparative places associated with this person, event or organization, how direct is the association with this place.</p>	(1) Excellent
			(2) Very Good (3) Good / Contextual (4) Fair / Poor
CULTURAL UNDERSTANDING/ PATTERN	How deeply does the place contribute to the understanding of a current or past community?	<p>What community is represented by the place and what kind and extent of knowledge does it provide concerning this community?</p> <p>How does it compare to other sites associated with this community?</p>	(1) Excellent
			(2) Very Good (3) Good / Contextual (4) Fair / Poor
EMBODIES IDEAS / CONCEPTS OF DESIGNER	How closely is the place associated with a particular designer—architect, builder, landscape architect, engineer artisan, or theorist?	<p>In what ways does the place embody the ideas / concepts of a designer?</p> <p>How well does the place convey the designer's concepts comparative to other places?</p>	(1) Excellent
			(2) Very Good
			(3) Good / Contextual (4) Fair / Poor



CULTURAL HERITAGE VALUE ASSESSMENT BELLEVILLE MEMORIAL ARENA

- (3) **CONTEXTUAL VALUE**
How important is the place to the community?

Criteria		Analysis	Rating
SOCIAL MEANING	What is the social value of the place to an identifiable community?	In what way is (or was) this place significant to an identifiable community (eg. Symbolic meaning, ongoing use for community or sacred events, etc.)	(1) Excellent
		What is the social, religious or geographic community that considers this place significant?	(2) Very Good
		In the context of comparative places, how important is this place to the community?	(3) Good / Contextual (4) Fair / Poor
ENVIRONMENT	What strength of the place in contributing to the character of its surroundings?	What is the character of the place's surroundings?	(1) Excellent
		How important is the place in contributing to the character of its surrounding? Is it a landmark?	(2) Very Good
			(3) Good / Contextual (4) Fair / Poor



EVALUATION SUMMARY AND RECOMMENDATIONS

SUMMARY

In order for the property to be considered as having sufficient cultural value for placement on the Heritage Inventory it must have received the following accumulated minimum grades:

- (1) **Excellent** - in any one criteria and/or
- (2) **Very Good** - in any two criteria and/or
- (3) **Good / Contextual** - in any three criteria

NOTE: Exceeding these levels may suggest the potential for immediate designation.

RECOMMENDATIONS

(Transfer to cover sheet)

- List and Designate
- List
- No Further Action Required

OTHER – re-designate under the OHA



APPENDIX E

Draft Amending *Ontario Heritage Act* Designation By-law for Memorial Arena Property



**CULTURAL HERITAGE VALUE ASSESSMENT
BELLEVILLE MEMORIAL ARENA**

City of Belleville

BY-LAW NO. 2011 - ADD IN BYLAW NUMBER

**A BY-LAW TO AMEND BY-LAW NO. 2003-47 TO REFLECT THE CULTURAL HERITAGE VALUE
AND INTEREST OF THE MEMORIAL ARENA PROPERTY**

PASSED: , 2011

WHEREAS Section 30.1 of the *Ontario Heritage Act* provides for the updating of existing Designation By-laws; and

WHEREAS the 'Reasons for Designation' for the Memorial Arena property are not sufficiently detailed and there are errors in the existing 'Reasons for Designation';

THEREFORE, the Council of The Corporation of the City of Belleville hereby enacts as follows:

1. That Clause 2 of By-law 2003-47 be deleted
2. That Schedule B of By-law 2003-47 be deleted and replaced with the document hereto attached entitled "Memorial Arena Property"
3. That a new clause be added that states the following:
Maintenance is considered routine, cyclical, and non-destructive actions, necessary to slow the deterioration of a historic place. It entails the following actions: all interior works that do not irrevocable alter an interior character defining features/ heritage attribute; periodical inspection; general property cleanup; replacement of glass in broken windows; minor exterior repairs (including replacement of asphalt shingles and roofing where there is little or no change in colour or design); repaving; repainting in the same or similar colour; repairs to walls and floors that do not remove original material; and repointing mortar joints using an appropriate lime based mortar .
4. A copy of this By-law shall be registered against the property affected in the proper land registry office.
5. The City Clerk is hereby authorized to cause a copy of this By-law to be served on the owner of the land described in the document.
6. The City reserves the right to install a designated property plaque or interpretive panel.
7. This By-Law shall come into force and take effect on the date of its passing.

CITY CLERK

MAYOR



CULTURAL HERITAGE VALUE ASSESSMENT BELLEVILLE MEMORIAL ARENA

Memorial Arena Property Description and Reasons for Designation/Statement of Significance

Legal Description

Civic Address: 7 Market Street (The Weigh Scale Building) & 15 Market Street (Memorial Arena)

Lot/Concession: All of Lots 18, 19, and 20, West Side of Pinnacle Street,, Government Plan, City of Belleville, County of Hastings, SAVE and EXCEPT Part of said Lot 18, Government Plan, Designated as Part 1, Plan 21R-18312)

Description of Property

The Memorial Arena property is a ½ acre parcel consisting of lands from Lots 18, 19, and 20, West Side of Pinnacle Street, Government Plan, City of Belleville, County of Hastings, SAVE and EXCEPT Part of said Lot 18, Government Plan, Designated as Part 1, Plan 21R-18312). Located at the corner of Pinnacle and Market Streets, the parcel contains two buildings: The Memorial Arena and the Weigh Scale Building, both of which face onto the Market Square located behind the Belleville City Hall. The property also contains potential archaeological resources.

Statement of Cultural Heritage Value/Statement of Significance

The Memorial Arena Property is of cultural heritage value and interest because of its physical design values, its historical associations, and its contextual values.

Physical/Design Values

- 3) The Memorial Arena property has physical/design value because it contains two important heritage structures that are rare examples of their type. The 1929 Memorial Arena is a rare and early surviving example of a purpose-built, oversized one storey brick hockey arena building. It illustrates arena construction in the period following the formal establishment of the National Hockey League, and the growth of the sport at the community level. While modified in several areas, the building nonetheless is a very good example of arena construction and design, particularly as most early arenas have been modified in some way to reflect the changing nature of the sport and the audience. The building also still can be read as fulfilling its original purpose as a venue for hockey and community activities, and the functional aspects of its early operations are still evident such as the early chimneys within the arena, the openings for the clerestory windows, and the coal room. Indeed, despite modifications, many areas of the arena illustrate the integrity of original or early materials, such as the wood windows in the facade, the wood panelling, segments of the original risers and offices, early signage, the relatively unchanged nature of the standing room areas of the bleachers. Ultimately, the building, with its exposed trusses and wood roof, demonstrates the construction techniques employed for its construction as well as the construction of similar structures. The c. 1929 Weigh Scale Building is a rare surviving example of a community weigh scale building - built at the end of the need for public scales - constructed to support a local farmers' market. While heavily modified, the 1 storey brick building constructed in the common bond pattern is nonetheless one of the few surviving examples in



CULTURAL HERITAGE VALUE ASSESSMENT BELLEVILLE MEMORIAL ARENA

Ontario. Although difficult to discern when looking at the building, the Weigh Scale Building nonetheless is a very good example of a purpose-built structure.

Historical/Associative Values

The Memorial Arena property has historical/associative value because of its direct associations with events, people, activity, and organizations that are important to the City of Belleville. The property has a direct association with the history of the early education system in Belleville, with the operations of the Belleville Farmers' Market, with the history of sport in Belleville, a direct association with the World Champion Belleville McFarlands, a direct association with the Belleville Arena Company, a direct association with William J Hume, president of Hiram-Walkers; and a direct association with the Royal Commission of 1959. It also is important as a monument to Belleville Veterans and has already been recognized as having cultural heritage value under the *Ontario Heritage Act*.

The property has the potential to yield information that contributes to the understanding of not only Belleville history, but also the history of arena and weigh scale building construction. With its integrity of built resources, the Memorial Arena may help to inform the history of arena construction throughout Canada. The Weigh Scale Building potential can reveal information about the construction of weigh scale buildings across Ontario. In addition, the site appears to have significant archaeological potential, which has the potential to yield information about the early settlement of the City as well as the early education system.

The Memorial Arena building is also one of the surviving examples of the work of local architect, John Arnold Thomson (1869-1949), which was the architect of many local institutional structures.

Contextual Value

The Memorial Arena property has contextual value. It is physically, functionally, visually and historically linked to the Market Square area behind Belleville City Hall. The Memorial Arena building is local landmark, and is one of the only large open space interior venues in Downtown Belleville, which helped define the civic uses that occur, and have occurred, on Market Square. When combined with the historic use of the Weigh Scale Building, the property can be seen to be intimately and fundamentally linked to the civic core of downtown Belleville.

Character Defining Elements / Heritage Attributes

Physical/Design Attributes

- The Memorial Arena
 - Its scale and massing as an oversized 1-storey, rectangular brick building;
 - Its use of the common bond pattern for the brick;
 - Its multi level metal covered wood roof;
 - Its plain panels on the exterior walls that are stepped in from the main wall face;
 - Its surviving exterior single brick chimney located on the facade, being offset to the right;
 - Its wood widows on the facade and the surviving windows and door openings;
 - Its significant open space used for the ice surface;
 - Its steel trusses, wooden supports, and wooden roof on the interior of the building;
 - Its original risers and office located at the north end of the building;
 - Its original tongue and groove flooring and panelling;



CULTURAL HERITAGE VALUE ASSESSMENT BELLEVILLE MEMORIAL ARENA

- Its time clock and scoreboard;
 - Its older advertizing signs;
 - Its standing room area;
 - Its original coal room; and,
 - Its interior chimneys remnants.
- The Weigh Scale Building
 - Its scale and massing;
 - Its brick construction
 - Its use of the common bond pattern;
 - Its original segmental openings with their plain lug sills and voussors;
 - Its projecting eaves with the plain wooden tongue-and-groove fascia and soffits; and,
 - Its hip roof.

Historical/Associative Attributes

- Its association with the history of the early education system in Belleville;
- Its association with the operations of the Belleville Farmers' Market;
- Its association with the history of sport in Belleville;
- Its association with the World Champion Belleville McFarlands;
- Its association with the Belleville Arena Company;
- Its association with William J Hume, president of Hiram-Walkers;
- Its association with the Royal Commission of 1959;
- Its association with local architect, John Arnold Thomson (1869-1949);
- Its role as a monument to Belleville Veterans;
- Its previous recognition under the *Ontario Heritage Act*; and,
- Its potential to contribute to the understanding of not only Belleville history, but also the history of arena and weigh scale building construction.

Contextual Attributes

- Its role as a local landmark, and its role in support the character of the Belleville Market Square Area.

At Golder Associates we strive to be the most respected global company providing consulting, design, and construction services in earth, environment, and related areas of energy. Employee owned since our formation in 1960, our focus, unique culture and operating environment offer opportunities and the freedom to excel, which attracts the leading specialists in our fields. Golder professionals take the time to build an understanding of client needs and of the specific environments in which they operate. We continue to expand our technical capabilities and have experienced steady growth with employees who operate from offices located throughout Africa, Asia, Australasia, Europe, North America, and South America.

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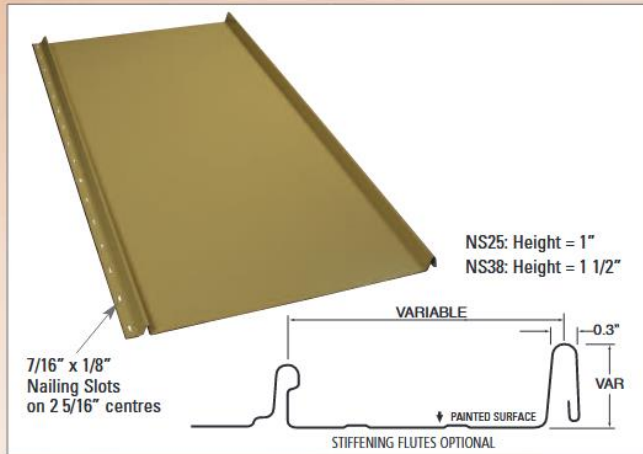
Golder Associates Ltd.
496 Discovery Avenue, Unit 9
Kingston, Ontario, K7K 7E9
Canada
T: +1 (613) 542 0029





Proposed
Roof
Style

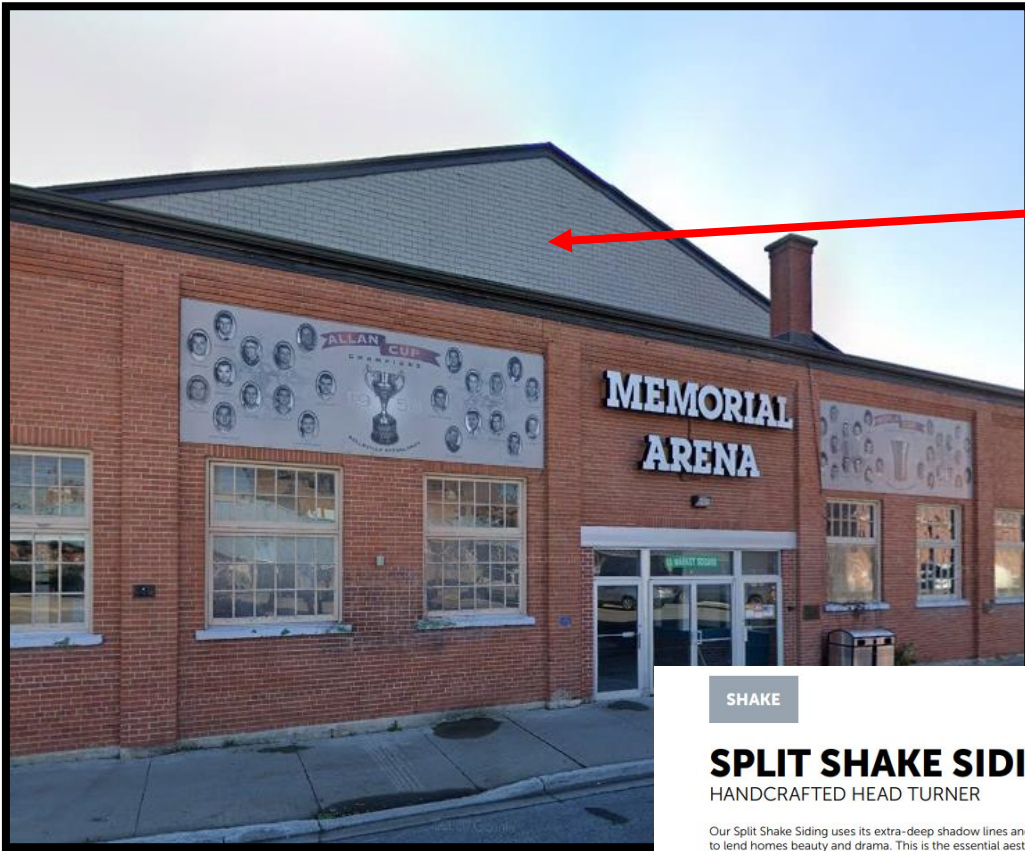
Dimensions & Specifications



FEATURES:

- No exposed fasteners
- Ease of installation
- Full range of stock colours
- Variable width
- Optional stiffening flutes
- Continuous nail strip
- No seamer required





Existing
Gable End
(North façade)

SHAKE

SPLIT SHAKE SIDING

HANDCRAFTED HEAD TURNER

Our Split Shake Siding uses its extra-deep shadow lines and rustic cut edges to lend homes beauty and drama. This is the essential aesthetic of cedar color and form that lasts for the life of your siding.

ENDLESS DESIGN POTENTIAL

FULLY REALIZED

Foundry commands attention by delivering on every style aspect of cedar—from the classic elegance of cut shingles to the rugged look of split shake. The beauty and curb appeal come effortlessly with single course panels and the longest repeat pattern in the industry, along with molds cast from real wood shakes and shingles to create a virtually seamless design.

- Replicates the beautiful texture of shake
- Complete array of shake and shingle designs
- Widest array of colors, including solid and weathered
- Colors match all major siding brands
- Molds cast from real wood shakes and shingles
- Virtually seamless design
- 40 linear feet without repetition - best in class

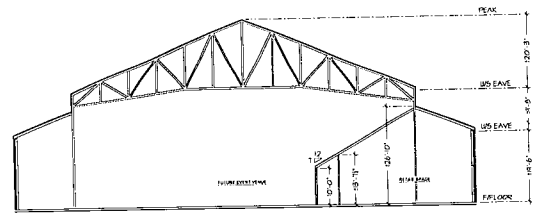


Colonial Grey 827

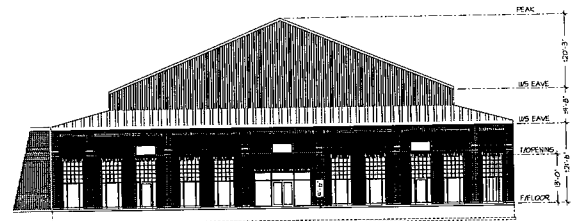


FOUNDRY
SPECIALTY SIDING

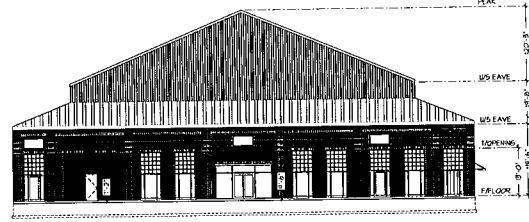
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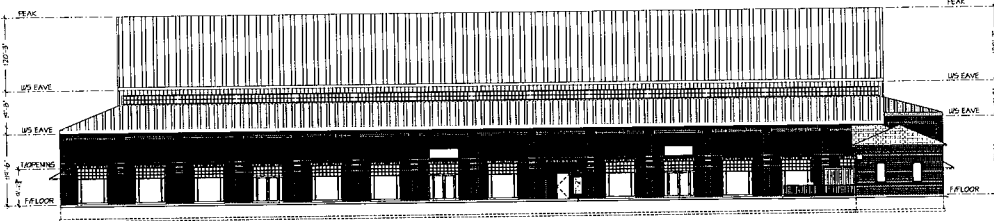
CROSS SECTION A-A
 SCALE: 1/16" = 1'-0"



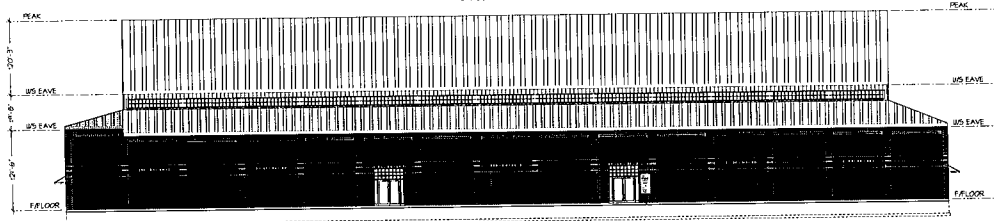
NORTH ELEVATION
 SCALE: 1/16" = 1'-0"



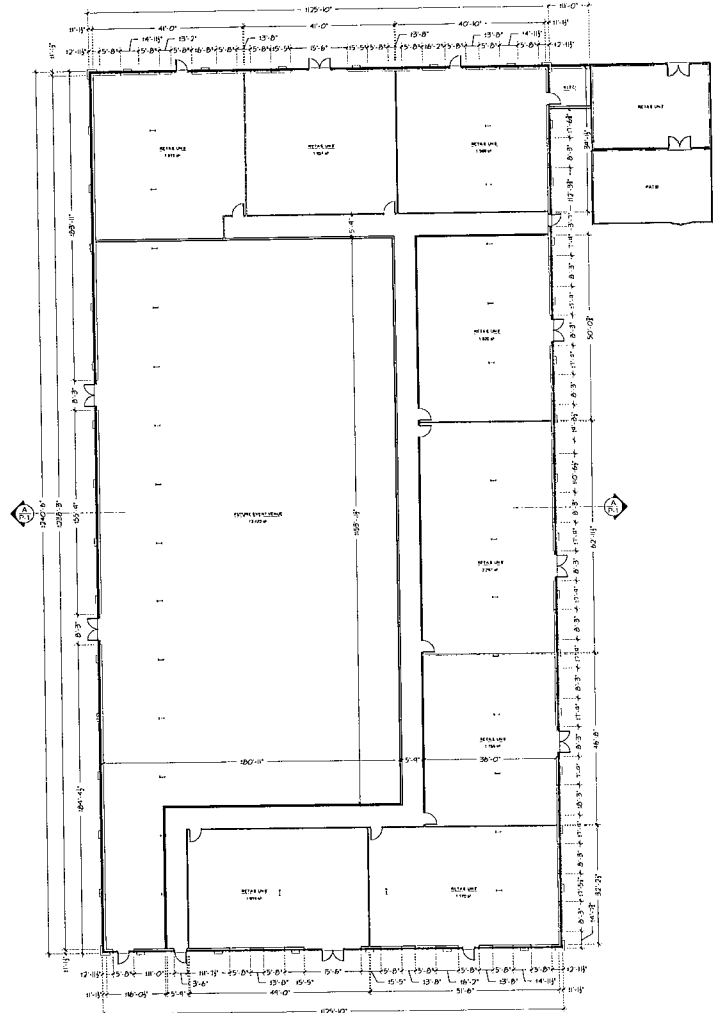
SOUTH ELEVATION
 SCALE: 1/16" = 1'-0"



EAST ELEVATION
 SCALE: 1/16" = 1'-0"



WEST ELEVATION
 SCALE: 1/16" = 1'-0"



PROPOSED FLOOR PLAN
 SCALE: 1/16" = 1'-0"

Rev.	DATE	REVISION(S)	BY
1	JUN 2023	QUANTITY FOR PROPOSAL	TF

TaskForce
 Engineering Inc.
 24 Newberry Street
 Suite 20
 Belleville, Ontario
 K8N 3N1
 Voice (613) 966-5600
 Fax (613) 966-5700
 www.taskforce-eng.com

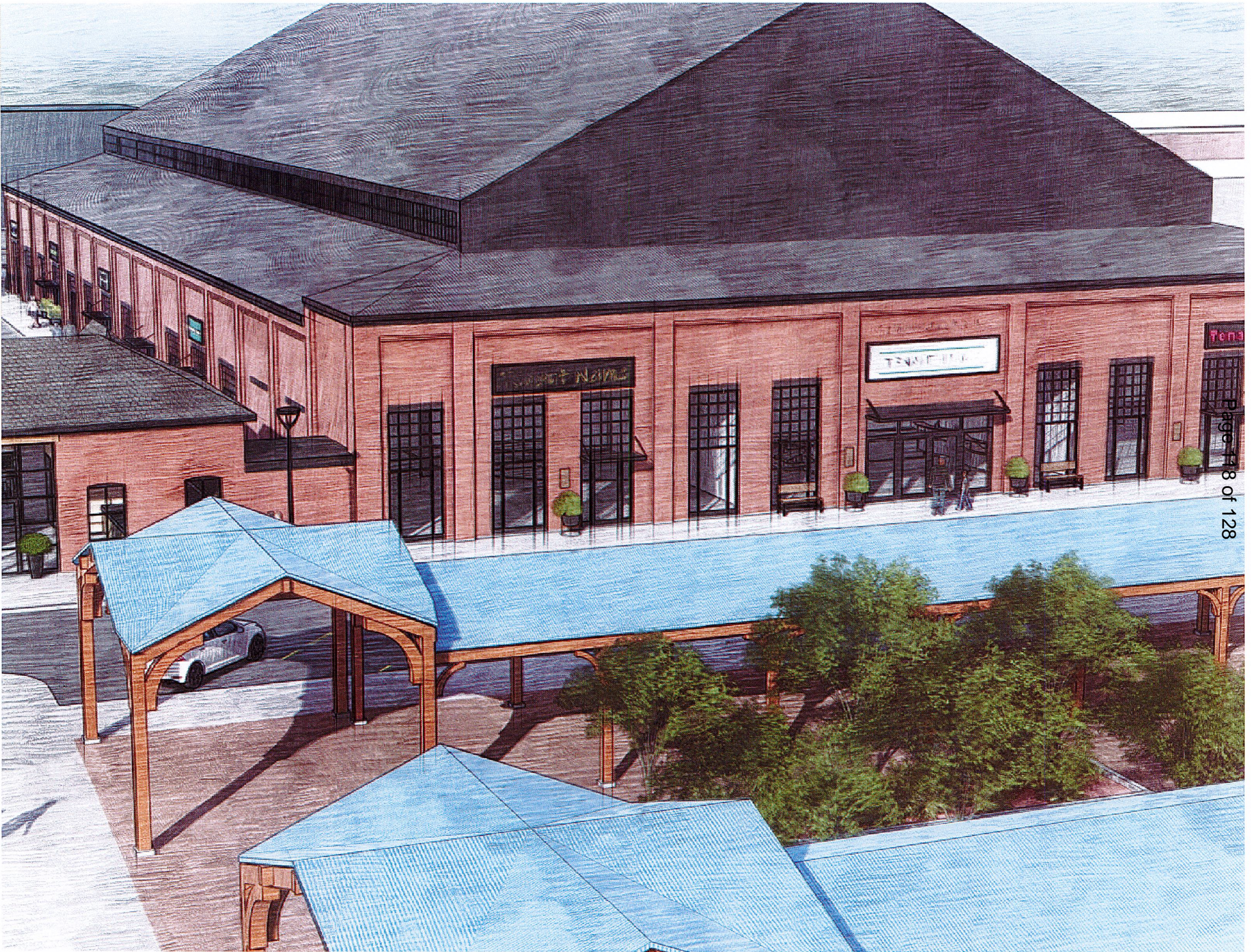
13,420sf. Future Venue & 14,688sf. Retail Units
 Memorial Market Place
 15 Abbott Street
 Belleville, ON K8N 1G8

PROPOSED FLOORPLAN & ELEVATIONS

DATE:	June 2023	CONTRACT NO.:	213
DRAWN BY:	TF	CHECKED BY:	TF
DESIGNED BY:	KAV	DATE:	
SCALE:	AS NOTED		











SPORTING GOODS

bar & grill





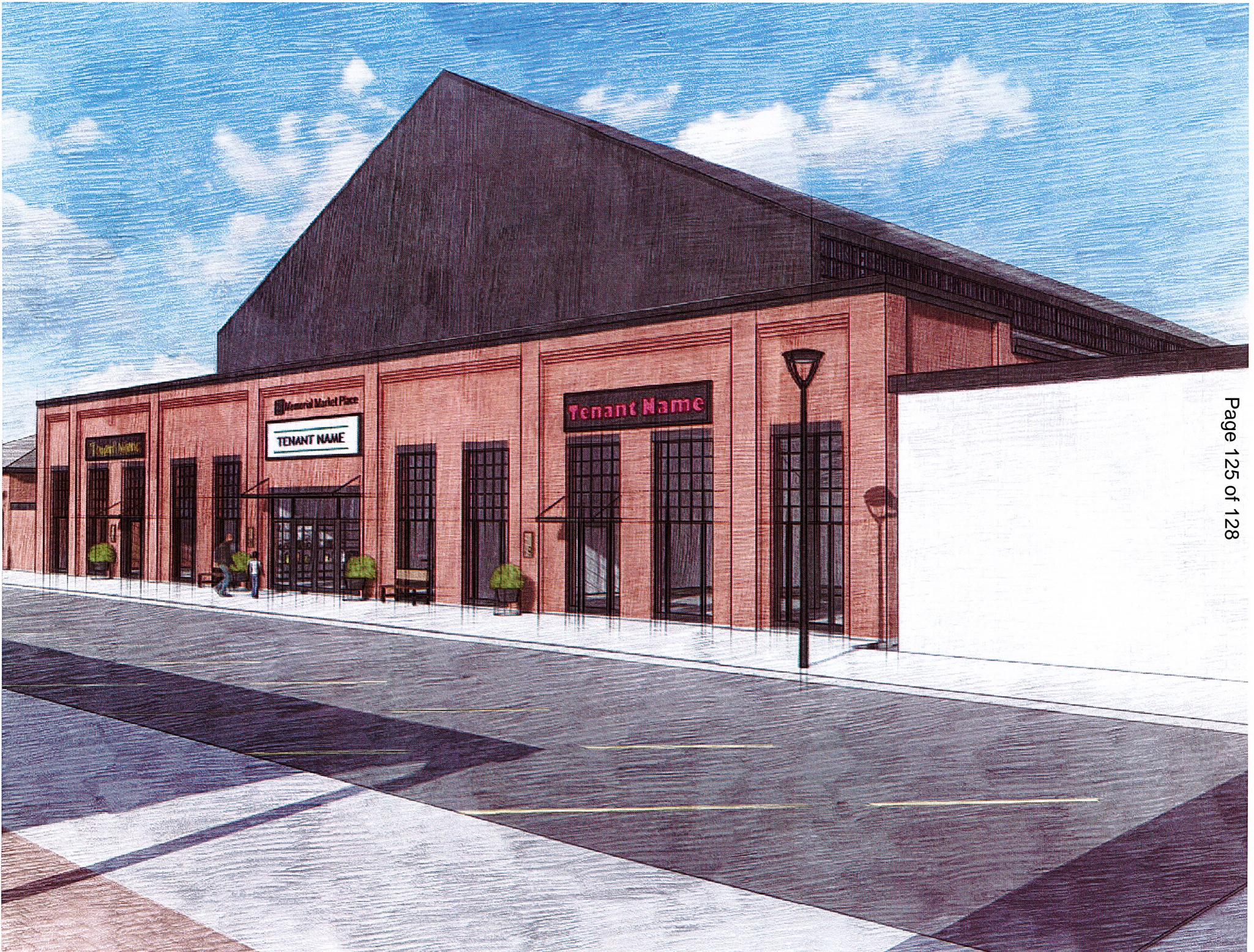




Memorial Market Place

TENANT NAME

Tenant Name





Hillary Murphy of Task Force Engineering spoke to committee members and staff about the proposed modifications to the exterior of the Memorial Arena, namely altering of the windows, doors, and roof. The windows and doors will be aluminum, and the roof will be steel, similar to the Scale House.

A separate application will be completed in the future pertaining to signage.

4. READING AND CONFIRMATION OF MINUTES

4.1. **THAT the minutes of the meeting, April 4, 2024 be approved.**

**Moved by R. LaBarge
Seconded by JP Lemieux**

-CARRIED-

5. GENERAL BUSINESS

5.1. Welcome to New and Returning Committee Members

Connie Carson was welcomed back to the committee.

Robert LaBarge, a new member, was welcomed.

They both introduced themselves.

Janna Munkittrick Colton sent her regrets and will be at the next meeting.

Current members welcomed new members.

5.2. Committee Vacancy

There is a need for one more member.

Someone will be appointed or applications will be put out.

5.3. Heritage Permit - 15 Market Street

T. Deming presented the permit.

THAT Heritage Belleville recommend Belleville City Council approve the Heritage Permit request for 15 Market Street as it is consistent with Section 33 of the Ontario Heritage Act.

**Moved by JP Lemieux
Seconded by R. LaBarge**

-CARRIED-

5.4. Terms of Reference and Logo

THAT the new Terms of Reference be adopted.

**Moved by R. LaBarge
Seconded by C. Carson**

-CARRIED-

THAT the new Logo of Heritage Belleville be attached to the Terms of Reference.

**Moved by R. LaBarge
Seconded by M. Stoliker**

-CARRIED-

T. Deming will follow up with a report to Council.

5.5. Letter to Premier

THAT the Belleville Municipal Heritage Committee shall request Council to authorize the Mayor to send a letter to Doug Ford, Premier of Ontario, and Michael Ford, Minister of Citizenship and Multiculturalism, requesting that Subsection 27(16) of the Ontario Heritage Act be amended to extend the above noted deadline for five years from January 1, 2025 to January 1, 2030.

**Moved by R. Lebarge
Seconded by JP Lemieux**

-CARRIED-

T. Deming will follow up with a report to Council.

5.6. City Hall Birthday Party

There was a meeting at 3pm on May 2, 2024.

Opening Ceremonies will be on the Market Square stage. There will be a table for cakes.

Games will take place in Market Square or the SMB Room.