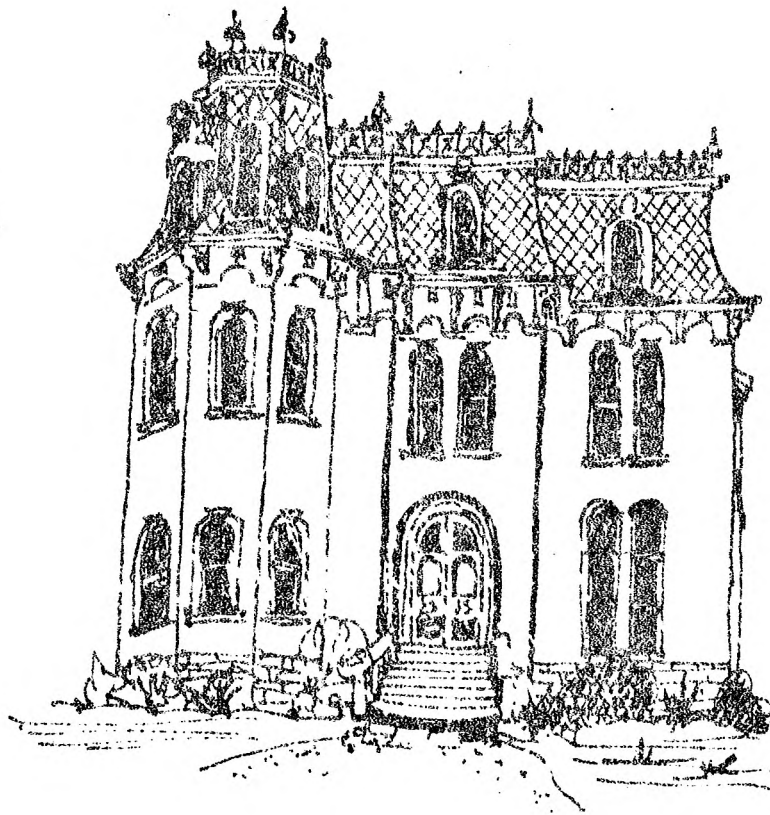


BELLEVILLE PROJECT

for the Canadian Centennial 1867-1967



A Proposal Submitted by
Certain Interested Citizens.

INTRODUCTION

In view of the approaching celebration of Canada's Centennial, the following museum proposal is suggested as a fitting way of marking this occasion.

This report has been compiled by Gerald E. Boyce with the assistance of Mr. Rodger Greig, Mrs. G.D. Williamson, and Mr. T.S. Ransom.

THE PROPOSAL

That the City of Belleville should acquire the Phillips-Burrows-Faulkner House, 257 Bridge Street East, and develop it as a museum.

A BRIEF HISTORY OF THE HOUSE

The Phillips-Burrows-Faulkner House was built in 1882 for John Philpot Curran Phillips. The scion of a titled and artistic Irish family, Mr. Phillips was mentioned in an early Canadian "Who's Who" as a "banker, lover of books and fine arts, a Conservative and Imperialist." He was the grandfather of the present owner of the house, Mrs. Phillipa Faulkner.

The house was designed by architect Thomas Heanley and the original architectural drawings are in the possession of Mrs. Faulkner.

When completed, the house was a centre of Belleville society.

ADVANTAGES OF THE PROJECT

1. The preservation of the Phillips-Burrows-Faulkner House, a local landmark, would be in keeping with the theme for the Centennial. Among neighbouring projects of a similar historical nature are the renovation of the old Opera House and Court House at Cobourg, the restoration of the Alan Macpherson House at Napanee, and the rebuilding of the portico of the Kingston City Hall.
2. The building is an excellent example of Victorian architecture. According to one authority:

"Older Bellevillians who were acquainted with the stately homes of Belleville when these houses were in their prime, are unanimous in agreeing that the Phillips house . . . was the largest and most ornate of them all."

A mansard roof with its cast iron cresting (in the French manner) is its crowning glory, a reminder that this style of architecture was becoming popular in the Confederation period.
3. The interior of the house is expertly designed and lavishly decorated, beginning with the "impressive main staircase, obviously designed for sweeping descents by ladies in trailing ball gowns."
 - (a) "On the one side of the hall is a reception room and dining room. On the other side is a suite of rooms consisting of a double drawing room, card room and billiard room, all opening into one another in such a way as to give an impression of unlimited spaciousness."
 - (b) The decoration is splendid. The walls are brightly painted and there is a generous use of gilded plaster moldings on ceilings and cornices. Several ceilings are further embellished with paintings of pastoral scenes and still life. The game rooms show the excellence of the cabinet maker's trade.
4. The house has been preserved almost intact. Only a few minor alterations are required to restore it to its original condition. For example, the picture window at the front should be removed and the former porch could be restored.

5. The house is sound structurally. It has been kept in good repair over the years, with a new furnace, new wiring, new plumbing, and new roofing installed in the past few years to improve sections of the building.
6. Many of the original furnishings are still in the house. These pieces, especially a few very large and attractive pieces of furniture, could be purchased from the present owner. Several of the original rugs are in good condition and add greatly to the appearance of the home.
7. The building would house very effectively the Couldery Collection owned by the City of Belleville. The furniture, paintings and china would fit in very well. The Couldery Collection contains many fine items and although the valuation for customs duties was approximately \$20,000, the true value of the collection is much higher. This collection deserves to be displayed in such surroundings. If the City does not seek such a home for its collection in the very near future, the time will have passed when a suitable old home can be obtained.
8. Inasmuch as the lease on the present County Museum (240 Church Street) expires early in 1966, there is a possibility that the County may require the museum building for other purposes. In that case, the citizens of Belleville conceivably could be without adequate museum service after 1966. Also, the Couldery Collection now stored and displayed in the Museum would have to be moved.
9. The Phillips-Burrows-Faulkner house is admirably suited for a variety of museum functions. It could be developed in this manner:
 - (a) First Floor . . . Couldery Collection
 - (b) Second Floor . . . Reference library, archives, and office, Auditorium & Picture Gallery, Local displays.
 - (c) Third Floor . . . Storage, Future Picture Gallery.
 - (d) Basement Local displays including pioneer kitchen, blacksmith shop, etc. (easily developed because of stone walls and high ceilings)

10. No change would be necessary in the present Zoning regulations. This museum and small park development would be in an "A" District, which permits
"Public Library, an Art Gallery or a Museum";
"A Park";
"...an accessory building for uses customarily incidental to any of the above uses."
11. The site is an attractive one. Properly landscaped this could be a real asset to Belleville. Perhaps the attractive fountain from Firemen's Park could be located in the centre of the circular drive. (This fountain will have to be moved when the Dundas Street Bridge is built.) A few benches should be added to make this an interesting and usable small park area.
12. The museum could focus attention on the beauty of Bridge Street East - a street which, with its many fine buildings and trees, is as nice a street as you can find in this part of the province.
13. A centre for meetings would be provided. Many church groups and Women's Institutes use the present museum facilities, and the Phillips-Burrows-Faulkner is much better. A second floor room measuring 37 by 15 feet would serve as an excellent small auditorium and art gallery. (This room's area is about 555 sq. ft.)
14. The educational benefits from such a museum would be great. Facilities for guided student tours would be excellent. Students could learn of Victorian art, furnishings and architecture, as well as about the history of this city.
15. A Victorian House would be a good tourist attraction. There are those who feel that one of the few present tourist attractions is the present museum: this proposed museum would soon become a "shrine" for lovers of Victoriana. There is an increasing interest in houses and furniture of that period, and this museum undoubtedly would be one of the finest of its kind in Canada.

16. The present owner is favourable to this project, and she is prepared to donate certain items herself. She is prepared to give up possession with one month's notice, although she would prefer to remain to the end of the present school year.
17. The cost of the project is in line with potential centennial grants. And there are sources of income available to assist in the operation of the museum. (See attached financial estimates.)

It is significant that this huge 3 storey building with basement (totalling about 8500 square feet of floor area) together with its extensive grounds can be purchased for a fraction of the cost of a new building. Compare this with the \$100,000 cost of the rather modest addition recently made to the Corby Public Library.

PROPOSED BUDGET

Part One: Establishing the Museum

Revenue: Centennial Grants

. Dominion, Provincial & Municipal

\$ 96,000.

Expenses:

Purchase of property & building	65,000.
Purchase of desirable furnishings in house	5,000.
Purchase of additional Victoria furniture	2,000.
Moving of Couldery Collection	500.
Refurbishing of Couldery Collection furniture, and other furniture	2,000.
Expert Advice - architectural, museum, etc. from outside experts	1,000.
Installation of fountain from Firemen's Park	500.
Landscaping and Parking Area	1,000.
Signs and Exterior Lighting	500.
Exterior Painting	500.
Roofing and repair of iron cresting on roof (front section only might require new roof)	600.
Front Porch repairs	300.
Removal of Picture Window	200.
Rebuilding of Front Verandah	500.
Security System and Fire Alarm System	1,000.
Rewiring of main section of house	600.
Heating System repairs (a new furnace in the front section may be needed and one main room is unheated)	1,200.
Pouring of cement floor in basement and partitions so that area can be used for local displays, also possible interior entrance to basement, & some local furniture, etc.	3,000.
Redecorating of main part of house - floor cleaning, limited painting, wall cleaning, etc.	4,000.
Carpeting and ropes for control of visitors	1,000.
Equipment, chairs, etc. for assembly room	1,000.
Show cases	2,000.
Other Equipment	1,000.
Storage Facilities	500.

\$ 94,900.

Part Two: Operating the Museum (Annual Budget)

(These figures are based on 3 years experience
with the Hastings County Museum)

<u>Revenue:</u>	Rent from existing partments	\$ 1,800.
	Provincial grants (a) operating	600.
	(b) salaries	700.
	Storage pay ment (now paid by City to museum)	450.
	Insurance charges now paid by city (approx.)	100.
	Admissions	500.
	Museum memberships	200.
	Total Revenue	\$ 4,350.

<u>Expenses:</u>	Heat (including apartments)	900.
	Electricity and water (including apartments)	400.
	Curator salaries and expenses	2,100.
	Maintenance and repairs	700.
	Phone	120.
	Advertising	300.
	Postage	100.
	Insurance	400.
	Display arrangement	200.
	Display materials	200.
		20.
		5,420.

N.B. According to the terms of Mrs. A.S. Salaman's will, a sum of money estimated at between 30 and 40 thousand dollars will eventually be turned over to the city. (This money is to be received following the deaths of the three nieces now receiving the interest from this money.) The interest on this principal could then be used to support the annual operations of the museum or it could be used to carry out capital improvements necessary in another 30 or 40 years.

N.B. The above estimates have been placed at what might be considered the maximum point. Therefore, the actual extra cost of operation to the city could be much less than the above figures estimate.

MANAGEMENT OF THE MUSEUM

The completed project could come under the jurisdiction of the Parks and Recreation Committee. A sub-committee of that group could be appointed to supervise museum operations. The Hastings County Historical Society would be prepared to assist in this supervision.

ATTENDANCE

The present County Museum averages about 4,000 visitors each year. A museum of the character and size suggested in this report should be capable of attracting more than 10,000 persons each year.

ADMISSION FEES

This should not be a free museum, since the small charge policy can attract a considerable amount of revenue and can limit the number of "rowdies" who seek to enter. On the other hand the charge should not be so high as to discourage interested persons. The charges might be:

Adults	25 cents
High School Students	10 cents
Public School Students	5 cents
All students accompanied by adult	free
(This could include conducted school tours)	

HOURS

Museums in cities of medium size are seldom open every day of every week. Possibly emphasis should be placed on those times of peak attendance for most museums, for example:

Every Saturday	10 to 5
Every Sunday	2 to 5

Summer Season (June 15 to September 10)	
. every day (except Sunday)	10 to 5
. Sunday	2 to 5

Christmas and Easter Vacations	
. every day (except Sunday,	
Christmas and New Year's)	10 to 5
. Sunday (except is a holiday)	2 to 5
Thanksgiving Day	2 to 5

POINTS OF INTEREST

1. Parking:

There is sufficient space south of the house to provide space for more than 20 cars in an off-street parking area.

2. Size of property

The total area is about 39,200 square feet.

3. Size of house:

Main floor (about 50' x 60' outside measurements)						
with internal floor space about	2460	sq.	ft.			
Second floor	"	"	"	"	2460	" "
Attic	"	"	"	"	1380	" "
Basement	"	"	"	"	2460	" "
Total floor space about	8760	"	"			

4. Heating:

Only the first and second floors are heated and one room on the first floor is not heated.

5. Ceiling Heights:

Basement	7 feet
Main Floor	13 feet
Second Floor	11 feet
Attic	10 feet

6. Restoration:

This house can be restored to its original condition with very little effort. Moreover, we are extremely fortunate in that we possess the architect's original floor plans and exterior views. Also there are interior views showing the furnishings as they were very soon after the house was built.

BRIDGE ST.



First Floor Plan
(1882)

Scale: 1/8 inch = 1 foot

