



June 27, 2022

Reference No.: 659765-003

To: City Council

From: Kent Snyder, Branch Manager

Subject: **Notice of Intention to Designate the Joseph Stein Residence as a Municipal Historic Resource**

SUMMARY

This memo initiates the process to designate a historic resource, the Joseph Stein Residence, at the owner's request, as a Municipal Historic Resource in accordance with the *Historical Resources Act*.

CURRENT ACTIONS

(Immediate)

1. That a Notice of Intention to Designate a Municipal Historic Resource, as set out in Attachment 1, be served on the owners of the property located at 11014 - 125 Street NW in accordance with Section 26 of the Alberta *Historical Resources Act*, RSA 2000, c H-9.¹
2. That the City Manager be appointed to implement matters arising from the issuance of the Notice of Intention to Designate the Joseph Stein Residence as a Municipal Historic Resource, as set out in Attachment 1.

FUTURE ACTIONS

(At least 60 days after the Notice of Intention to Designate is served)

1. Pursuant to the provisions of the Alberta *Historical Resources Act*, RSA 2000, c H-9, a Bylaw to Designate the Joseph Stein Residence as Municipal Historic Resource (the "Bylaw") will be brought forward to Council for their consideration.

¹ On November 26, 2019, City Council passed amendments to the City Administration Bylaw, delegating approval of Notices of Intention to Designate (NOI) under the *Historical Resources Act* (HRA) to the City Manager, where the owner consents to the designation of their property. The NOI initiates the designation process under the *Historical Resources Act*; the final decision on designation remains with City Council by way of a bylaw.

2. If approved, the Bylaw and corresponding Rehabilitation Incentive and Maintenance Agreement will contemplate funding of up to \$100,000.00 to be provided from the Heritage Resources Reserve to fund City-funded work on the Joseph Stein Residence, as described in Attachment 5.

BACKGROUND

The Joseph Stein Residence is on the Inventory of Historic Resources in Edmonton, and merits designation under City Policy C450B - Policy to Encourage the Designation and Rehabilitation of Municipal Historic Resources in Edmonton. The building was constructed in 1912, and features Craftsman style influences.

On June 20, 2022, the owners completed the application requirements to have the Joseph Stein Residence, located at 11014 - 125 Street NW in the Westmount neighbourhood, designated as a Municipal Historic Resource under the provisions of City Policy C450B. The designation will only apply to the south, east and north elevations of the structure, as the west (rear) elevation of the building has been previously altered.

If designated, any future renovation of the Joseph Stein Residence will be required to meet the *Standards and Guidelines for the Conservation of Historic Places in Canada*.

The designation of this property will support its proper restoration and continued protection in the future.

BUDGET/FINANCIAL

If the Bylaw is approved, and upon completion of the project phases as outlined in Attachment 5, the Heritage Resources Reserve will pay the owner up to \$100,000.00 for rehabilitation. The current Reserve balance is sufficient to cover the committed funding, including the Joseph Stein Residence.

The total estimated cost of the restoration work for the project is \$221,130.00. Beyond the \$100,000.00 grant from the Heritage Resources Reserve, the owner is responsible for all costs of the restoration work for the project.

Administration is considering a number of potential heritage designations for use of Reserve funds, which will be brought forward for Council approval as required. Based on the current commitments, the Reserve balance is anticipated to decline to a balance of \$4.2 million at the end of 2022. The Reserve is funded by the tax levy on an annual basis (\$2.3 million in 2022 including \$417,500 specifically for the Edmonton Brewing and Malting Company Ltd. building and \$500,000 specifically for Hangar 11).

PUBLIC ENGAGEMENT

Public engagement was not undertaken as part of this process, as it is not required under the *Historical Resources Act*.



c: Executive Leadership Team
Aileen Giesbrecht, City Clerk, Office of the City Clerk
Michelle Plouffe, City Solicitor, Legal Services

Attachments:

1. Notice of Intention to Designate the Joseph Stein Residence as a Municipal Historic Resource - *Historical Resources Act*
2. Location Map of the Joseph Stein Residence
3. Photographs of the Joseph Stein Residence
4. Heritage Officer's Statement of Significance
5. Description of City-Funded Work for the Joseph Stein Residence

Notice of Intention to Designate the Joseph Stein Residence as a Municipal Historic Resource

HISTORICAL RESOURCES ACT
R.S.A. 2000, cH.-9, as amended, Section 26

TO: Kyle Taschuk
and
Heather Anderson

both of:

11014 - 125 Street NW
Edmonton, AB T5M 0M1

Notice is hereby given that sixty (60) days from the date of service of this Notice, The Municipal Council of The City of Edmonton intends to pass a Bylaw that the original 1912 structure known as the Joseph Stein Residence and the land on which such structure is located, legally described as:

PLAN RN39B (XXXIXB)
BLOCK 47
LOT 3

EXCEPTING THEREOUT ALL MINES AND MINERALS

and municipally described as 11014 - 125 Street NW, be designated a MUNICIPAL HISTORIC RESOURCE under Section 26 of the *Historical Resources Act*, as amended from time to time.

AND TAKE FURTHER NOTICE THAT the Municipal Council of the City of Edmonton has appointed the City Manager to implement matters arising from the issuance of the Notice of Intention to Designate a Municipal Historic Resource.

DATED this day of 2022

Andre Corbould, OMM, P.Eng., FCAE, ICD.D
City Manager

EXPLANATORY NOTE

The above Notice is addressed to the owner of, or person with a legal interest in, the resource named which the Municipal Council of the City of Edmonton (hereinafter referred to as the Council) intends to designate, by Bylaw, as a Municipal Historic Resource under Section 26 of the *Historical Resources Act*.

EFFECT OF NOTICE

This Notice of Intention protects the historic resource named in it for 120 days from the date it was served on you. During these 120 days **NO PERSON MAY DESTROY, DISTURB, ALTER, RESTORE OR REPAIR A MUNICIPAL HISTORIC RESOURCE OR REMOVE ANY HISTORIC OBJECT FROM IT** unless they have written approval of the Council or person appointed by the Council for the purpose.

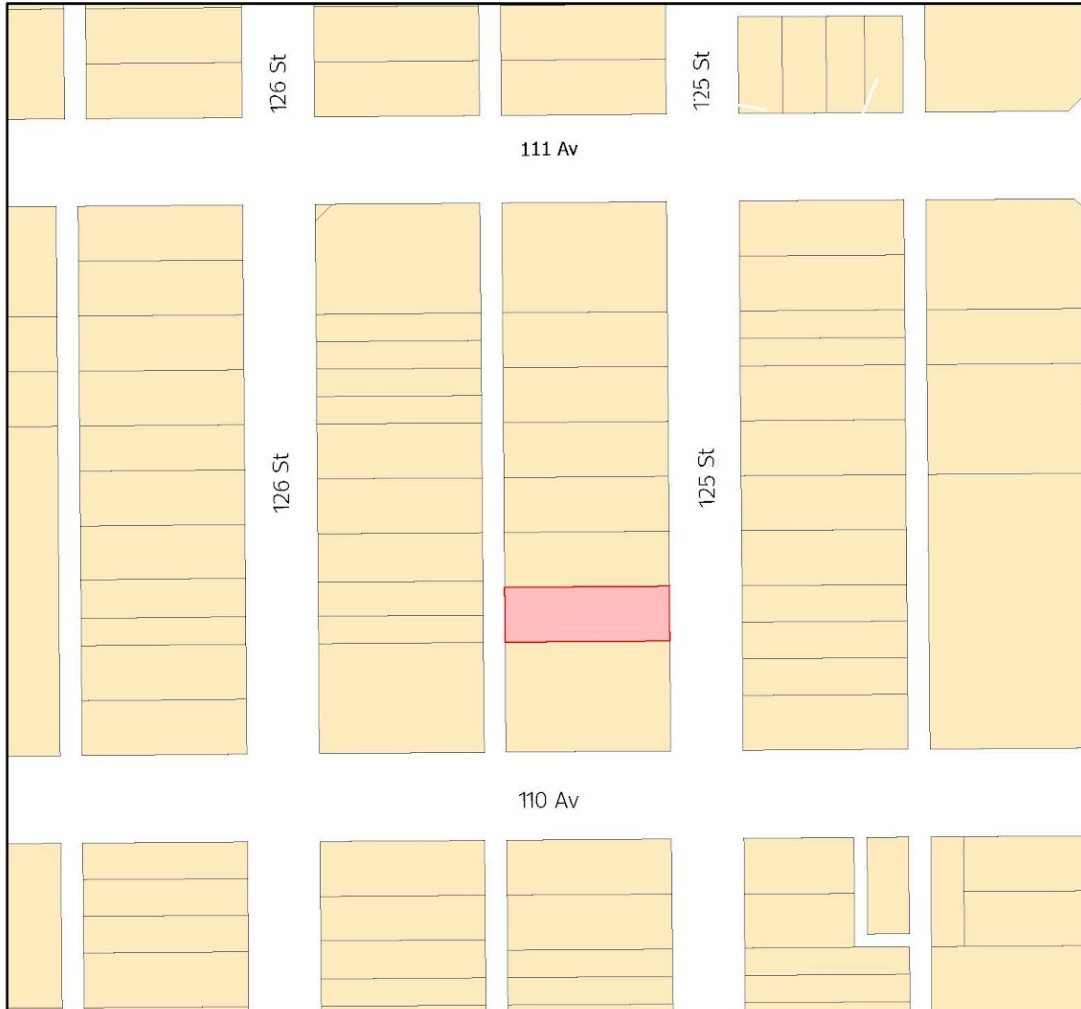
The Council or the person appointed by the Council, in its or their absolute discretion, may refuse to grant an approval or may make the approval subject to such conditions, as they consider appropriate.

Although there is no right of appeal as such against designation as a Municipal Historic Resource, you are not precluded at any time from writing to the Council, claiming that the site should not or should cease to be designated. Such claim must demonstrate that the property to be designated is not of architectural or historical significance. The evidence provided to support the claim will be carefully considered.

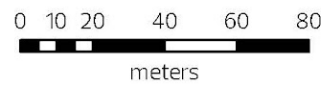
You may also apply by originating application to any judge of the Court of Queen's Bench for an Order shortening the 120 days of protection.

After 120 days the Notice ceases to have any effect, unless the Council has revoked it sooner, or the court has shortened the period, or unless the Council has passed a Bylaw designating the resource permanently.

Location Map of the Joseph Stein Residence



JOSEPH STEIN RESIDENCE
11014 - 125 Street NW



Photographs of the Joseph Stein Residence



East (front) elevation, looking west from 125 Street.



North elevation, looking southwest.



South elevation, looking north.



Context photo with Joseph Stein Residence in foreground, looking northwest.



West elevation, looking east (west elevation is not subject to designation, provided for context).

Heritage Officer's Statement of Significance

Description of Historic Place

The 1912 Joseph Stein Residence is a one and one-half storey, Craftsman-style residential building, constructed on a rectangular plan with a long facade. It has horizontal wood siding on all four elevations. The roof is a low-pitch, side-facing gable, with projecting eaves and verges, knee brackets and original wood soffits and fascia. The facade features a large open verandah with decorative posts, and a dormer with a gable roof. The house is located on the west side of 125 Street, north of 110 Avenue, in the historic Westmount neighbourhood. At the time of its construction in 1912, the house address was 1622 25 Street.

Heritage Value

Built in 1912, the Joseph Stein Residence is valued for its association with the early development of the Westmount neighbourhood during Edmonton's population boom prior to the First World War. The Westmount community is believed to have been named after the Westmount neighbourhood in Montreal, and is bounded by Groat Road, 111 Avenue, 121 Street and Stony Plain Road. Homes in Westmount were often constructed without a buyer in mind, a new concept at the time. Many lots were purchased by speculators who had acquired property from the Hudson's Bay Company when it opened its Reserve for sale in 1912. Lots in the area appealed to many young professionals, including doctors, lawyers and educators, many at the beginning of their careers. New houses in Westmount tended to be large clapboard homes, with dining rooms, fireplaces, large kitchens and wrap-around verandas, often with Craftsman style influences. A global depression devastated the Edmonton real estate market in 1913, and development in Westmount fully took hold only after the Second World War.

The Joseph Stein Residence is further valued as an early and excellent example of the Craftsman architectural style. The Craftsman design emerged from the Arts and Crafts movement. Homes built in this style emphasize horizontal lines, with low-pitched gable (triangular) roofs that extend far out past the home's exterior walls, often with exposed beams or rafters. Craftsman homes often showcase hand-worked local materials with decorative elements such as brackets, lintels and rafters, and typically include features like open verandas and roof dormers. Design elements of the Joseph Stein Residence include the horizontal wood cladding on all four elevations, from the foundation up to the gable peaks. The roof is a side-facing gable with a low pitch, and features deep projecting eaves and verges with knee brackets. The front elevation is dominated by a large gable dormer, which is clad in wood shingles, and features projecting eaves and rafters with knee brackets. The dormer has a large window opening, with two sets of double windows, each with nine panes. The lower level of the facade features a large, open veranda, which is supported by three decorative tapered columns at either corner. The veranda rails are closed, and are clad in horizontal wood siding. The lower portion

of the veranda is clad in rusticated pre-cast stone. The lower level of the facade features a tripartite window on the south side in a 9-over-1 arrangement. The window and the main entrance on the north side of the facade each have a decorative lintel.

The south elevation features original windows in a variety of configurations, all with a decorative wood lintel. There is a small open porch with a door towards the rear of the house, with tapered columns and closed railings, similar to the main veranda on the front elevation. A large brick chimney is located towards the front of the house. The north elevation also features a number of original windows in a variety of configurations, all with a decorative wood lintel.

The residence was built for Joseph and Jennine (or Jennie) Stein and their young daughter Ruth, who moved into the home in 1913. At the time, Joseph was a salesman for the Hamilton Milne Company. Jennine's parents, George and Harriet Roberts, lived with the Steins in the home. George Roberts was a well-known building contractor in Edmonton at that time. After his time at the Hamilton Milne Company, Joseph worked as a salesman for many years, joining companies like the Pennant, the Edmonton Brewing and Malting Company, Great West Saddlery and the Great Western Garment Company. Joseph was involved in a car crash on September 25, 1936, when the car he was driving was struck by a Canadian National Railway train near Stony Plain Road. While the car was heavily damaged, Joseph survived with non-life threatening injuries. The Stein's daughter, Ruth, left home in 1939. George Roberts passed away in 1932, and Harriet Roberts died in 1940. Joseph passed away on Christmas Day in 1944, leaving Jennine as the sole occupant of the home. She rented out rooms in the house for several years until her passing in 1968.

Character-defining Elements

Key character-defining elements of the Joseph Stein Residence include:

- Form, scale and massing as expressed by its one and one-half storey height
- Wood frame construction with Craftsman design
- Location on the west side of 125 Street, north of 110 Avenue, in the Westmount neighbourhood
- Side-facing gable roof with a low pitch
- Horizontal wood cladding on all four elevations
- Deep projecting eaves and verges, with knee brackets and wood soffits and fascia
- Large gable dormer on front facade, with wood shingle cladding and projecting eaves and rafters
- Window on the front of the dormer with two sets of double windows, each with nine panes

Attachment 4

- Asymmetrical arrangement of windows and main entrance door relative to the veranda
- Open veranda on lower level, supported by three tapered columns at either corner
- Closed railings on the veranda, clad in horizontal wood siding
- Rusticated pre-cast stone cladding on lower portion of veranda
- Tripartite window on lower level of facade in a 9-over-1 arrangement
- Original windows on north and south elevations
- Decorative wood lintels on all windows and doors
- Small open porch with a door towards the rear of the house on south elevation, with tapered columns and closed railings
- Large brick chimney located towards the front of the house on south elevation

Description of City-Funded Work for the Joseph Stein Residence

Scope	Description of City-Funded Work	Estimated Cost	Amount Allocated
1.	Foundation Replacement: lifting and stabilization of house on property; excavation and installation of new foundation; placement of house on new foundation	\$204,750.00	\$92,300.00
2.	Exterior Cladding Rehabilitation: repair and/or replacement of exterior wood cladding	\$10,867.50	\$5,000.00
3.	Chimney Repair: stabilization of lower chimney during house lift; repointing and repairs	\$2,887.50	\$1,400.00
4.	Window Restoration: restoration of two storm windows	\$2,625.00	\$1,300.00
	TOTAL	\$221,130.00	\$100,000.00