



June 27, 2022

Reference No.: 434104276-003

To: City Council

From: Kent Snyder, Branch Manager

Subject: **Notice of Intention to Designate the Stone House and Summer Kitchen as Municipal Historic Resources**

SUMMARY

This memo initiates the process to designate two historic resources, the Stone House and Summer Kitchen, as a Municipal Historic Resources in accordance with the *Historical Resources Act*. The City of Edmonton is the owner of the buildings, which are located on the site of the Whitemud Equine Centre.

CURRENT ACTIONS

(Immediate)

1. That a Notice of Intention to Designate two Municipal Historic Resources, as set out in Attachment 1, be served on the owners of the property located at 13204 Fox Drive 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 Stone House and Summer Kitchen as Municipal Historic Resources, 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, two separate Bylaws to Designate the Stone House and Summer Kitchen

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.

as Municipal Historic Resources (the “Bylaws”) will be brought forward to Council for their consideration.

2. If approved, the Bylaws and corresponding Rehabilitation Incentive and Maintenance Agreements will contemplate funding of up to \$400,000 in total to be provided from the Heritage Resources Reserve to fund City-funded work on the Stone House and Summer Kitchen, as described in Attachment 5.

BACKGROUND

The Stone House and Summer Kitchen are separate structures on the Inventory of Historic Resources in Edmonton, and merit designation under City Policy C450B - Policy to Encourage the Designation and Rehabilitation of Municipal Historic Resources in Edmonton. The structures are located on the present-day site of the Whitemud Equine Centre. The buildings were constructed in circa 1929, and feature a style known colloquially as “Parkitecture”, referencing their rustic stone design, often seen in parks and recreation areas. They were originally constructed by Dr. Fred Keillor, a local coroner and former City Alderman. The Stone House is a standalone structure, while the Summer Kitchen is a small addition on the south side of the original Keillor Cabin, also owned by the City. The Keillor Cabin is also on the Inventory of Historic Resources, but is not being designated as a Municipal Historic Resource at this time.

On June 16, 2022, the City completed the application requirements to have the Stone House and Summer Kitchen, located at 13204 Fox Drive NW designated as Municipal Historic Resources under the provisions of City Policy C450B.

If designated, any future renovation of the Stone House and Summer Kitchen will be required to meet the *Standards and Guidelines for the Conservation of Historic Places in Canada*.

The designation of these properties will support their proper restoration and continued protection in the future.

BUDGET/FINANCIAL

If the Bylaws are approved, and upon completion of the project phases as outlined in Attachment 5, the Heritage Resources Reserve will provide up to an overall total of \$400,000 for rehabilitation of the two buildings. The current Reserve balance is sufficient to cover the committed funding, including the Stone House and Summer Kitchen.

Currently, rehabilitation projects for City-owned buildings that are being designated as Municipal Historic Resources are not being provided funding from the Heritage Resources Reserve, further to information provided to City Council in 2019. Initial discussions on the designation and rehabilitation of the Stone House and Summer Kitchen had begun in 2018, and a commitment of a total of \$400,000 towards this project from the Reserve had been made at that time. This grant amount has been directly considered as part of the planning and design work for the rehabilitation of the buildings since 2018. As such, the

Heritage Conservation Unit determined that the committed grant amount would continue to be available to this specific project.

The total estimated cost of the eligible restoration work for the Stone House project is \$712,365.34. A grant of \$300,000 from the Reserve will be provided towards this work. The total estimated cost of the eligible restoration work for the Summer Kitchen project is \$375,705.49. A grant of \$100,000 from the Reserve will be provided towards this work. Beyond the overall total \$400,000 grant from the Heritage Resources Reserve, the City is responsible for all costs of the restoration work for the project, which will be funded under capital profile CM-12-0000 Facility Service Renewal Delivery, project number CP-8930.

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
Bartosz Jarocki, Branch Manager, Real Estate

Attachments:

1. Notice of Intention to Designate the Stone House and Summer Kitchen as Municipal Historic Resources - *Historical Resources Act*
2. Location Map of the Stone House and Summer Kitchen
3. Photographs of the Stone House and Summer Kitchen
4. Heritage Officer's Statement of Significance
5. Description of City-Funded Work for the Stone House and Summer Kitchen

**Notice of Intention to Designate the Stone House and Summer Kitchen as
Municipal Historic Resources**

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

TO: City of Edmonton
1 Sir Winston Churchill Square NW
Edmonton AB T5J 2R7

City of Edmonton
Financial and Corporate Services Department
Real Estate Branch
1 Sir Winston Churchill Square NW
Edmonton AB T5J 2R7

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 Bylaws that the original circa 1929 structures known as the Stone House and Summer Kitchen and the land on which such structures are located, legally described as:

AREA "A" AND AREA "B"
WITHIN
DESCRIPTIVE PLAN 222 0956

WITHIN
PLAN 982 5678
LOT 2

EXCEPTING THEREOUT PLAN 092 6755

EXCEPTING THEREOUT ALL MINES AND MINERALS

and municipally described as 13204 Fox Drive NW, be designated MUNICIPAL HISTORIC RESOURCES 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 resources named which the Municipal Council of the City of Edmonton (hereinafter referred to as the Council) intends to designate, by Bylaw, as Municipal Historic Resources under Section 26 of the *Historical Resources Act*.

EFFECT OF NOTICE

This Notice of Intention protects the historic resources 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.

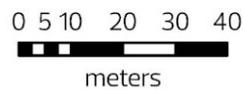
You may also apply by originating application to any judge of the Court of Queen's Bench for an Order shortening the 120 days of protection.

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 Stone House and Summer Kitchen



**STONE HOUSE and
SUMMER KITCHEN
WHITEMUD EQUINE CENTRE
13204 FOX DRIVE NW**



Photographs of Stone House and Summer Kitchen



Stone House west (front) elevation



Stone House north elevation, with Keillor Cabin in the foreground.



Stone House east elevation.



Stone House south elevation; Summer Kitchen at right of photo.



Stone House (at left of photo) and Summer Kitchen (at right of photo), with Keillor Cabin in background.



Summer Kitchen west elevation, with Keillor Cabin at left of photo.



Summer Kitchen north elevation, with Keillor Cabin at right of photo.



Summer Kitchen east elevation (at left of photo) and Keillor Cabin (at right of photo).



Summer Kitchen east elevation.



Summer Kitchen south elevation, with Keillor Cabin in background.

Heritage Officer's Statement of Significance

Description of Historic Place

The Keillor Farmstead is a cultural landscape consisting of a small collection of historic buildings, including a large log cabin with stone veranda (Keillor Cabin, built circa 1918), a standalone fieldstone residence (the Stone House, built circa 1929) and a fieldstone summer kitchen (the Summer Kitchen, built circa 1929), which is attached to the Keillor Cabin. The buildings are in a landscaped area with numerous historic trees and plantings and are enclosed by a stone and metal rail fence. The Keillor Family Farmstead is located in Edmonton and occupies a portion of a large leased lot, currently the site of the Whitemud Equine Centre. The site is on the south bank of the North Saskatchewan River, just east of Whitemud Creek and is accessible from Fox Drive. This Statement of Significance focuses on the Stone House and the Summer Kitchen.

Heritage Value

The Stone House and Summer Kitchen are valued for their association with the development of the original Keillor Farmstead in the North Saskatchewan River Valley. Keillor bought a large parcel of land along the south bank of the North Saskatchewan River in 1918 to establish a farm.

Keillor was a believer of the therapeutic benefits of outdoor recreation, and had a larger vision for the use of his property for the citizens of Edmonton. He opened the property for use as a recreation area, notably for horseback riding, cross-country skiing, hiking and canoeing. He also had hopes of establishing a home for the elderly, where residents could benefit from natural surroundings.

The Stone House and Summer Kitchen are also valued for their architectural style, commonly seen in park and recreation areas, known colloquially as "Parkitecture". Logs were often used for residential construction in early Alberta's settlement period. Most log homes were intended to be temporary structures, and were often replaced with more modern homes when finances improved and refined building materials became available. Stone was infrequently used due to the difficulties inherent in its use. However, a notable exception to these trends is found in buildings associated with outdoor leisure activities.

Throughout the industrialized world, the popular opinion of nature had changed by the early 1900s; the wilderness was no longer to be feared, nor was it seen as existing solely to be conquered and exploited. Theories of the restorative and character-building benefits of communing with nature developed, and nature parks were created to facilitate outdoor leisure activities. Early structures in these parks were often built hastily with materials close to hand, typically logs and available stone, giving park architecture a rustic appearance. The use of natural materials and the rustic appearance of these

makeshift buildings blended well with the rising Arts and Crafts movement, which lauded craftsmanship, natural materials and the picturesque. By the 1920s, rustic architecture that blended harmoniously with the landscape was demanded by the public, and soon became entrenched as the mandated architectural style for the American National Parks Service, Canada's National Parks Branch, and was also frequently used in provincial and municipal parks. The original Keillor Cabin, built in circa 1918, and the Stone House and Summer Kitchen, both built in circa 1929, all reflect this popular approach to building construction.

The Keillor buildings, including the Stone House and Summer Kitchen, are all made of primarily natural materials and they exhibit an exceptional degree of craftsmanship. The buildings are constructed in a rustic style, featuring fieldstone masonry walls and exposed log rafters. The interior of the Summer Kitchen has been modernized, but the interior of the Stone House retains its fieldstone fireplace and chimney, as well as more refined trim and wall cladding. The rustic appearance of these buildings is enhanced by their location in a landscaped yard with historic trees; all enclosed by a fieldstone and metal rail fence. Although not located in a national park, the rustic and picturesque appearance of the Keillor buildings reflects common trends in recreational and park architecture.

The Stone House and the Summer Kitchen are further valued for their direct associations with Dr. Fred Keillor. Born in Ontario in 1883, Keillor moved to Edmonton in 1912 and established a medical practice. After serving with the army in the First World War, Keillor returned to Edmonton, and in 1918, purchased a large piece of property on the south bank of the North Saskatchewan River to establish a farm. In 1928, Keillor donated a portion of his property to the City, and requested that a road be built to provide better access to his farm and Whitemud Park. The buildings Keillor constructed on the site were not intended directly for public use, but were highly visible to those visiting the site.

Keillor was the city's coroner, and also served two terms as a City Alderman from 1926 – 1927, and 1929 – 1932. Over time, the farm was expropriated by the City, first to build Fox Drive, and then completely by 1967, for a park (which in time became used by the Whitemud Equine Centre). Keillor passed away in 1971. Keillor Road was closed to vehicle traffic in 1995, and became used as a bicycle and walking trail. Remnant portions of a large retaining wall for Keillor Road in the Belgravia community had been in use as an informal viewing area (known locally as the "End of the World") for the river valley for many years after the closure of the roadway. Recession and slumping of the embankment, along with deterioration of the pillars, presented a significant safety hazard. A study was conducted on slope stability which recommended that a viewpoint be constructed on top of the current concrete pillars using the existing trails for access. Improvements were suggested for access routes, railings and a viewing area. The City of Edmonton Naming Committee approved the name Keillor Point for this project site, which was opened in late 2018.

Character-defining Elements

Key character-defining elements of the Stone House and Summer Kitchen include:

Landscape and General Appearance

- Use of natural building materials (stripped logs and local field stone) as the primary construction materials for the buildings and fencing
- Exceptional quality of craftsmanship evident throughout the structures
- Profile and general appearance of the buildings, which blends harmoniously with the park-like setting
- Historic trees and other plantings
- Field stone and metal rail fence (circa 1929), enclosing the domestic area of the property
- Spatial relationship between the buildings and Keillor Road, a historic roadway along the riverside
- Location on the south bank of the North Saskatchewan River

Stone House (circa 1929) Exterior

- Location slightly to the southwest of the main Keillor Cabin
- Fieldstone construction of exterior walls, front steps and chimney with raised mortar joints
- Stucco wall panels in upper north and south elevations
- Side gable roof with exposed eaves and log ends
- Cedar shingles
- Wood frame, single-hung six-over-one wood windows; matching wood storm windows
- Wood frame, three-pane wood basement windows
- Wood panel inward-opening front entry door with upper six-pane glazing; outward opening wood panel screen door; double-glazed wood panel opening sidelights, surmounted by a small gabled porch with wood framing and stucco infill panel; centrally-located on the west side of building
- Wood panel door with wood storm door on the south side; small projecting canopy over the door with exposed log ends
- Poured-in-place concrete foundation with exterior parging replicating masonry block construction
- Window openings with concrete sills and lintels

Stone House (circa 1929) Interior

- Large main open space with cathedral ceiling and exposed log rafters
- Large, well-crafted two-storey stone fireplace and exposed stone chimney with stone hearth (hidden) and wrap-around wood mantel in the open front room
- Panel clad main floor interior walls and ceiling between the logs
- Natural varnished wood panel wainscoting in main room
- Interior wood panel doors with glass knob hardware
- Natural varnished lumber trim work on the interior window frames, door frames and baseboards in the main room
- Cast iron radiators
- Wood-framed wall recess with old door bell cover beside the fireplace
- Wood basement access stair
- Partially exposed concrete foundation
- Partially-exposed main floor 2x8 floor rafters in the basement with steel support beams, including an original railroad rail
- Varnished 1x4 TinG cladding on central partition in the basement
- Painted wall and ceiling panel cladding in the west room of the basement

Summer Kitchen (circa 1929) Exterior

- Location at the southeast corner of the main Keillor Cabin
- Field stone passageway (east side) between the Summer Kitchen and main Keillor Cabin with a small three-light window on the east side and an entry door on the west side
- Field stone wall construction on all four sides with stucco infill over the passageway on the north side
- Gable roof with exposed log rafters in the eaves
- Double wood single-hung, three-over-one windows and wood frame with log lintel on the west side with separate one-over-one wood storms, with top parged fieldstone sill
- Field stone chimney near the south gable
- Wood single-hung three-over-one window and wood frame with log lintel on the east side, with top parged fieldstone sill
- Narrow wood three-pane fixed window in wood frame with wood sill and parged lintel in the north wall with top-parged fieldstone sill
- Narrow wood three-pane fixed window with separate storm in wood frame with wood sill and parged lintel in the east side of the passageway with top-parged fieldstone sill
- Flat roof over the passageway

Summer Kitchen (circa 1929) Interior

- Cathedral ceiling with three exposed log rafters in the kitchen's interior
- Wood pegs in the rafter joist for hanging kitchen supplies
- Wood panel exterior door in the passageway with three-over-three top glazing, in wood frame with wood lintel and wood sill
- Wood panel inner door in the passageway with one-pane removable storm

Description of City-Funded Work for the Stone House and Summer Kitchen

Scope	Stone House - Description of City-Funded Work	Estimated Cost	Amount Allocated
1.	Foundation Replacement: lifting of original building off existing foundation and temporary relocation on site; construction of new foundation; relocation of building on new foundation	\$237,237.00	\$100,000.00
2.	Building Drainage: installation of weeping tile and drainage infrastructure	\$43,627.50	\$15,000.00
3.	Structural Piles: installation of structural piles for main entrance stairs	\$3,476.55	\$1,000.00
4.	Exterior Rehabilitation: rehabilitation of exterior fieldstone cladding and roof rafters	\$85,400.73	\$40,000.00
5.	Roofing: installation of new cedar shingle roofing	\$112,322.86	\$50,000.00
6.	Windows and Doors: rehabilitation of all windows and doors	\$79,852.50	\$35,000.00
7.	Building Interior: rehabilitation of existing historic elements for main floor of building interior	\$11,025.00	\$5,000.00
8.	Construction Administration: fees for construction site management and administration	\$81,555.60	\$34,000.00
9.	Design Fees: professional design fees for architectural and engineering services	\$57,867.60	\$20,000.00
	TOTAL	\$712,365.34	\$300,000.00
Scope	Summer Kitchen - Description of City-Funded Work	Estimated Cost	Amount Allocated
1.	Exterior Walls: dismantling of exterior walls and documentation; reassembly of exterior walls and link to Keillor Cabin	\$205,451.37	\$57,000.00

Attachment 5

2.	Foundation Replacement: construction of new foundation	\$10,342.50	\$3,000.00
3.	Structural Piles: installation of structural piles for foundation	\$9,450.00	\$2,000.00
4.	Windows and Doors: rehabilitation of all windows and doors	\$39,018.00	\$10,000.00
5.	Roofing: installation of new cedar shingle roofing	\$45,232.31	\$12,000.00
6.	Construction Administration: fees for construction site management and administration	\$34,952.40	\$9,000.00
7.	Design Fees: professional design fees for architectural and engineering services	\$31,258.91	\$7,000.00
	TOTAL	\$375,705.49	\$100,000.00