

# Notice of Intention to Designate the Emery Residence as a Municipal Historic Resource

## Recommendation:

That Executive Committee recommend to City Council:

1. That an exemption to City Policy 450B - Policy to Encourage the Designation and Rehabilitation of Municipal Historic Resource in Edmonton, for the Emery Residence property, be approved.
2. That a Notice of Intention to Designate a Municipal Historic Resource, as outlined in Attachment 1 of the July 6, 2016, Sustainable Development report CR\_3576, be served on the owners of the property occupied by the Emery Residence, located at 10706 – 84 Avenue NW in accordance with Section 26 of the *Alberta Historical Resources Act*, RSA 2000.
3. That funding of up to \$59,392.45 for this project be provided from the Heritage Reserve Fund.
4. That the City Manager be appointed to implement matters arising from the issuance of the Notice of Intention to Designate a Municipal Historic Resource.

## Report Summary

**The recommendation in this report initiates the process of designating a historic resource at the owner's request as a Municipal Historic Resource, in accordance with the *Alberta Historical Resources Act*.**

## Report

The Emery 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 property is owned by Martin Kennedy and Gordon Harper.

The owners began to identify required rehabilitation work needed to the Emery Residence with Administration in late 2013 and into 2014, with direct intention to designate the structure as a Municipal Historic Resource. The scope of work identified included rehabilitation of the roof and chimneys, doors and windows, exterior stucco, and foundation. Heritage Management Unit staff were involved in the early assessment of the required rehabilitation work, and were fully aware of the owners' stated intention to designate the structure.

Typically, rehabilitation work is undertaken after the designation of a structure as a Municipal Historic Resource has been approved by City Council. As the rehabilitation work proceeds, owners provide staff in the Heritage Management Unit with invoices and

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proof of payment for contractors, and staff verify that the work has been completed in accordance with the Designation Bylaw and the Rehabilitation Incentive and Maintenance Agreement. Once the work is verified, payment to the owner for that portion of the rehabilitation work is provided from the Heritage Reserve Fund.

Initially, the Heritage Management Unit requests that a maximum of three estimates from contractors for the proposed restoration work to a building be submitted as part of an application to designate. Depending on the availability of contractors, the ability of owners to secure three quotes for the rehabilitation work in a timely manner can be difficult. The owners intended to prepare the required cost estimates for the rehabilitation work in conjunction with the Application to Designate the Emery Residence as a Municipal Historic Resource prior to any work being undertaken. However, two specific issues related to the property emerged that required the rehabilitation work to proceed prior to the designation of the property.

First, the owners' insurance company, without advance notice, withdrew its coverage for any damage caused by ice damming or leakage due to the age of the roof, both issues that had arisen with the property. The owners were unable to secure alternative insurance coverage, and were unable to secure additional estimates from roofing contractors in a timely manner. The decision was made to undertake the roofing rehabilitation in May 2015 in order to reestablish proper home insurance coverage, and ensure the roof system was repaired prior to the winter season.

Second, in the spring of 2015, a substantial water leak entered the building through cracks in the east wall of the foundation. This appeared to be the first leak in the foundation, but cracks had been previously identified and targeted for rehabilitation. Again, due to issues in receiving required cost estimates in a timely fashion, the decision was made to undertake the foundation work in the summer of 2015 to avoid any additional issues that might threaten the integrity of the historic resource.

The required rehabilitation work to the roof system and the foundation constituted more than half of the overall project costs. To capitalize on cost-savings for the required window and exterior stucco rehabilitation, the owners utilized the existing scaffolding set up by the roofing contractor to allow for these additional rehabilitation activities to be undertaken in a more efficient manner.

The rehabilitation work on the Emery Residence was completed in the fall of 2015. If left unaddressed to allow for additional estimates, which were not forthcoming, the issues with the roof and the foundation posed a threat to the retention of the historic resource. All work on the project was overseen by a project architect and a general contractor who have considerable background working with heritage rehabilitation projects in Edmonton, including several designated Municipal Historic Resources. Heritage Management Unit staff have inspected the property, and feel that the rehabilitation work was undertaken in accordance with the *Standards and Guidelines for the Conservation of Historic Places in Canada*, the normal requirement of a Designation Bylaw.

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In this instance, Administration is requesting an exemption from City Policy 450B to allow a grant for the rehabilitation of the Emery Residence to be made to the property owner, despite the fact that the rehabilitation work is already complete.

On February 28, 2016, the owner completed the application requirements to have the Emery Residence, located at 10706 – 84 Avenue NW, designated as a Municipal Historic Resource under the provision of City Policy C450B.

If designated, any future renovation 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.

### Policy

City Policy C450B – Policy to Encourage the Designation and Rehabilitation of Municipal Historic Resources in Edmonton

### Corporate Outcomes

This report contributes to the corporate outcome "Edmonton is attractive and compact" as it initiates the process to legally protect and restore the Emery Residence. This represents an investment in a historical residential property within an existing neighbourhood, which plays a role in continually improving Edmonton. Designation sustains Edmonton's attractive built heritage, connecting Edmontonians with their past.

### Budget/Financial Implications

Attachment 5 outlines the scope of rehabilitation work that has been completed for the Emery Residence. In this instance, the owner will be paid up to \$59,392.45 for rehabilitation from the Heritage Reserve Fund. The current Reserve balance is sufficient to cover committed funding, including the Emery Residence. Should the owner receive funding from the Alberta Historical Resources Foundation for restoration already funded by the City, the allocated funding from the City's Historic Resources Management Program will be adjusted accordingly.

The total estimated cost of the restoration work for the project is over \$160,000. Beyond the \$59,392.45 grant from the Heritage Reserve Fund, the owner is responsible for all costs of the restoration work for the project. It should be noted that the owners' approach to undertaking a cost-effective and efficient rehabilitation program has actually reduced the amount of potential grant that would have been requested.

### Legal Implications

The compensation payable to the owner will be for rehabilitation completed prior to the execution of the Maintenance Incentive Agreement. The Law Branch will amend the agreement accordingly.

### Justification of Recommendation

1. This exemption would allow a grant for the rehabilitation of the Emery Residence property to be made to the property owner for rehabilitation work that has already been completed.
2. Issuance of a Notice of Intention to Designate and subsequent approval of the designation bylaw will provide Administration authority to ensure that the structure is restored and maintained in accordance with sound principles of conservation.
3. Rehabilitation Funds are available through the Heritage Reserve Fund.
4. This complies with the Alberta *Historical Resources Act*.

### Attachments

1. Notice of Intention to Designate the Emery Residence as a Municipal Historic Resource
2. Location Map of the Emery Residence
3. Photographs of the Emery Residence
4. Heritage Planner's Statement of Significance
5. Description of the City-Funded Work for the Emery Residence

### Others Reviewing this Report

- T. Burge, Chief Financial Officer and Deputy City Manager, Financial and Corporate Services