

5 October 2015

Mr. Walter Trocenko, Branch Manager
City of Edmonton
Real Estate, Housing and Economic Sustainability / Sustainable Development
1200 - 10250 - 101 Street NW
Edmonton, Alberta T5J 5H6

Re: Building Assessment Report, Graphic Arts Building / Mitchell & Reed Auction House

Sir;

Your office has commissioned Boreas Architecture & Civic Design, Inc. (Boreas) to conduct a very "high level" assessment of building conditions of the Mitchell & Reed Auction House and of the Graphic Arts Building located at 9529 – 9535 Jasper Avenue and 9523 Jasper Avenue, respectively. That report follows herein.

Boreas Architecture & Civic Design, Inc. is an Edmonton-based architectural practice with previous experience in conducting similar building condition assessments of heritage buildings. For this project of building condition assessments for the Mitchell & Reed Auction House and the Graphic Arts Building, Boreas has engaged Acumen Cost Consulting to provide construction cost estimating services. Acumen is highly experienced in providing construction cost estimating services for restoration and renovation projects in the Edmonton area.

Boreas (Boreas) and its consultant were tasked with describing the existing physical conditions of both buildings, and to describe these five different implementation options in terms of a very preliminary opinion of potential costs:

1. The Mitchell & Reed Auction House and Graphic Arts Buildings are restored and remain in situ.
2. Move one or both buildings to a temporary site a block away, and relocate to original location in future.
3. Relocate buildings to another location on same site, and restore at later date.
4. Dismantle buildings and store for future opportunity to restore.
5. Protect and preserve most important (heritage) parts of buildings, and reuse in future.
6. Demolition.

This review was conducted by on site visual observations of both buildings, and of aerial photographs. Building areas were determined by scaling aerial photos. An exhaustive review of pertinent building codes, including life safety and fire code issues, has not been addressed herein.

This report will address the physical condition of the buildings only. While these buildings have been identified by many Edmontonians as having heritage interest, this report is not intended to address heritage value and is intended only to concentrate on an assessment of physical conditions and implementation costs.

Mitchell & Reed Auction House (also "Reed & Robinson Auction House" or "The Artery")

Heritage Background

According to the City of Edmonton's Statement of Significance¹, the Mitchell & Reed Auction House is a rare remaining example of a commercial boomtown front that once lined the south side of Jasper Avenue's east end. Built in 1908, Its character defining elements as including:

- Form, Scale, Massing
- Pressed Metal Siding
- False wooden front façade
- Beveled lap siding
- Cornice at the top of building ¹

Assessment – Building Description

The Mitchell & Reed Auction House is a complex of four distinctly separate buildings that are conjoined and are identified herein by quadrant location. (SW, SE, NE, NW) An aerial photo of the site may be seen in *Figure 1*.

The SW building is a one storey, light wood frame structure that has a pitched "gabled" roof with shingles, sitting on an apparent brick foundation. The SW building is clad in wood siding. It has one exit door to 101A Avenue; otherwise this building exits through the NW building. The SW Building is roughly 840 square feet (78 m²) and may be seen in *Figure 2*.

The SE building is a one storey, light wood frame structure that has a pitched "hip" roof with shingles, and a floor hatch to an underground crawl space. Visually, the SE building shows evidence of a brick foundation with wooden grade beams. The SE building is clad in wood siding. It has one exit door to 101A Avenue; otherwise this building exists through the NE building. The SE building is roughly 864 square feet, (80.3 m²) and may be seen in *Figure 3*.

The NE building is a light wood frame, three storey structure constructed over a basement, with a flat roof. The north wall – which faces Jasper Avenue – is clad in wood clapboard siding, while the east wall is clad in stamped metal panels that simulate a stone pattern. South and west walls of the NE building are clad in stucco. This building has one interior stair and an exterior fire escape stair. On the second floor, nine inch floor tile exists throughout, which is lifting and crumbling. On the ground floor, water damage is noted on the floor and ceiling, as it well as on the second and third floors. It would seem that the roof has a major roof leak which has caused water damage throughout the building. While construction of the foundation is not noted, parts of a wooden foundation can be observed from the sidewalk. Additionally, a large, mature tree can be observed rooted within four feet of the east wall of the NE building. Each floor of the NE building is roughly 1400 square feet, having a

¹ City Of Edmonton, City Of Edmonton Historic Resource Management Program, *Statement Of Significance*

total floor area above grade of roughly 4200 square feet (390.3 m²). The east wall of the NE Building may be seen in *Figure 4*.

The NW building is a two storey, light wood frame structure, constructed over a basement. It has a pitched, gabled roof with shingles; the north wall being a “boomtown” front, meaning that the wall is taller than the roof in back of it, to present a flat parapet to the street. The north wall facing Jasper Avenue is clad in wood clapboard siding that blends in to the siding of the NE building. All other faces appear to be stucco. This building has one interior stair, and otherwise exists through the NE building. Each floor of the NW building is roughly 1180 square feet (109.6 m²), having a total floor area above grade of roughly 2360 square feet (219.3 m²). The north elevation of both the NE and NW buildings may be seen in *Figure 5*.

The entire Mitchell & Reid complex has a total floor area above grade of roughly 8264 square feet (768 m²) above grade.

Assessment - Architectural System

In general, the architectural systems are in poor condition. All roofs need to be replaced. The SE and SW buildings need to be shored and reinforced. All exterior siding needs to be repainted, while the pressed steel cladding on the east and south walls has rusted well beyond its serviceable life and needs to be replaced. The tree growing against the east wall should be removed, and the fire escape along that wall should be inspected and repaired. Given the size of this complex of buildings, life safety and exiting must be addressed, including items such as fire separations between buildings, floors and exits. The masonry foundations require pointing, while the foundations of the NE and NW buildings need to be further analyzed.

A hazardous materials report for these buildings has not been noted, and those costs are not noted herein.

Assessment - Mechanical System

In general, the entire mechanical and piping systems appear to be in fair condition, and will require replacement.

Assessment - Electrical System

In general, the entire electrical system appears to be in poor condition, and will require replacement.

Graphic Arts Building

Heritage Background

As part of the City of Edmonton's 2004 Modern Historic Resources Inventory study, the Graphic Arts Building was one of over 2000 modern buildings across the City reviewed by heritage consultant, David Murray Architect. However, at that time, it was not included in the 100 modern historic resources now on the Inventory of Historic Resources in Edmonton. The Graphic Arts Building may be seen in *Figures. 6 & 7*.

The City of Edmonton's Downtown Walking Tour suggests that as early as 1913, this building was occupied by a tinsmithing business², yet, sometime in the 1930's³, it appears to have been modernized

² City Of Edmonton, *Downtown Walking Tour Guide Book*

³ Robert Geldart, City Of Edmonton, Heritage Planner

with an exuberant, art-deco, streamline modern front. The layout of this building is somewhat “split level”, comprised of a higher ceilinged space over a sublevel in the rear, with a grade level storefront with loft above in front. The entire storefront and second floor loft space could well have been the 1930’s addition, with the high space in back being the original building.

Art-Deco, zig zag modern survivors are extremely rare. Other local examples would have been the Varscona Theatre (since razed), or the Capitol Theatre marquis. Typically, this style of building was built during the Depression and sought to evoke highly stylized elements very inexpensively. As a result, this style of building tends not to weather well, resulting in few surviving examples. The Graphic Arts Building however, is one of those few remaining examples left in North America.

Assessment – Building Description

The Graphic Arts Building is two buildings; a two storey light wood frame structure with flat roof in front, that was an addition built onto a one storey high ceilinged light wood frame structure with a flat roof, built over a sub-level with crawl space beneath.

The building is clad completely in stucco, the north elevation being exceptionally decorative. Each floor of this building is roughly 1650 square feet (153.3 m²), having a total floor area above grade of roughly 3300 square feet (306.7 m²). Additionally, there is an attached garage built of the south face of the building, having a rough area of 200 square feet (18.6 m²) and a raised patio / deck having a rough area of 130 square feet (12.1 m²) plus an exterior stair accessing grade. Photographs of the east, south and west walls of the Graphic Arts Building may be seen in *Figures 8 – 10*.

The front of the building has a grade level “storefront” space, with a space above. Both spaces have ceiling heights of approximately eight feet (2.4 metres). The interior of these spaces are in good to very good condition, as seen in *Figure 11*.

In the rear, there is a high ceilinged open space above grade, in good to very good condition. It has heavy wood plank flooring that is in excellent condition, as seen in *Figure 12*. Overhead framing is covered with fibreboard, presumably for acoustics, as this space is used for musical auditions. Structure that was visible appears to be straight and true. There is a sub-level space beneath this, a level slightly below grade, sitting over an apparent, inaccessible crawl space. The sublevel space likewise has heavy plank flooring, with evidence of nine inch floor tiles in places, as seen in *Figure 12*. It may be conjectured that if this part of the building was originally used for light industrial purposes, that the upstairs space with heavy plank flooring was used for processes, while the space downstairs was used for storage. The structure overhead in the downstairs is open and appears to be in excellent condition. The electrical system is exposed in the sub-level, and appears antiquated and in need of replacement. There were no apparent foundation cracks visible. This space appears to be in good condition. There is a one stall garage built in back of the building, accessible from this sub-level.

The canopy of the north elevation has sagging soffit material, while there is a large “buckling” of stucco apparent on the west wall at the juncture between the main building and a garage addition. The south elevation has an apparently well maintained patio/deck. There are several large trees growing immediately against the east wall. Given the difference in floor heights between the garage and sub-level, it can be assumed that the garage was a later addition with a different foundation, accounting for the buckling exterior stucco. These conditions may be seen in *Figures 14 – 16*.

Architectural System

In general, the architectural systems are in good condition. The roof needs replacement, and stucco requires patching and repair in localized places throughout. Should the rear garage be retained, it may require remedial foundation work. All stucco and wood trim needs repainting, though a recently painted mural against the west wall may be salvaged. Soffit trim on the north canopy needs replacement. Trees against the east wall need to be removed. The sub-level may require floor repair in localized places if the foundation is retained.

A hazardous materials report for these buildings was not noted, and those costs are not noted herein.

Mechanical and Piping Systems

In general, the entire mechanical and plumbing system appear to be in good, though aging condition.

Electrical System

In general, the entire electrical system appeared to be in fair condition, in need of replacement.

Conclusions

For the Mitchell & Reed Auction House to address each of the six options:

1. The Mitchell & Reed Auction House buildings are restored and remain in situ:
\$1,980,000
2. Move one or all buildings to a temporary site a block away, and relocate to original location in future.
\$3,030,000

Note that this scenario could possibly trigger a building code scenario where these buildings may be classified as "new" construction and given their aggregate size, could require sprinklering. Also in this scenario, buildings are moved twice – first to a temporary site, then back to their permanent site.

3. Relocate buildings to another location on same site, and restore at later date.
\$ 2,840,000

Note that this scenario could possibly trigger a building code scenario where these buildings may be classified as "new" construction and given their aggregate size, could require sprinklering. In this scenario, buildings are only moved once.

4. Dismantle buildings and store for future opportunity to restore.
\$ 500,000

This option does not address the "re-build", as that condition is unknown and will vary. This option does not address storage costs.

5. Protect and preserve most important (heritage) parts of buildings, and reuse in future.
 \$ 100,000 + demolition cost (\$280,000)

This option does not address the "re-build", as that condition is unknown and will vary.
 This option does not address storage costs.

6. Demolition
 \$ 280,000

It should be noted that these figures reflect a preliminary opinion of potential costs for the entire complex of four buildings within the Mitchell & Reed Auction House.

For the Graphic Arts Building to address each of the six options:

1. The Graphic Arts Building is restored and remains in situ:
 \$ 750,000
2. Move building to a temporary site a block away, and relocate to original location in future.
 \$ 1,300,000

Note that this scenario could possibly trigger a building code scenario where this building may be classified as "new" construction. Also in this scenario, buildings are moved twice – first to a temporary site, then back to their permanent site.

3. Relocate building to another location on same site, and restore at later date.
 \$ 1,200,000

Note that this scenario could possibly trigger a building code scenario where this building may be classified as "new" construction. Also in this scenario, buildings are moved once.

4. Dismantle building and store for future opportunity to restore.
 \$ 300,000

This option does not address the "re-build", as that condition is unknown and will vary.
 This option does not address storage costs.

5. Protect and preserve most important (heritage) parts of building, and reuse in future.
 \$ 100,000 + demolition costs (\$150,000)

This option does not address the "re-build", as that condition is unknown and will vary.
 This option does not address storage costs.

6. Demolition
 \$150,000

Boreas Architecture & Civic Design, Inc
Building Condition Assessment Report
Mitchell & Reed Auction House and the Graphic Arts Building
5 October 2015

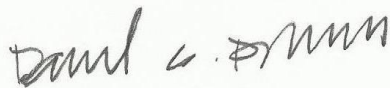
Note that these very preliminary opinions of potential costs are based on 2015 costs.

And, as noted previously, these observations, assumptions and opinions are based on very "high level" and preliminary observations.

Please contact this office with any questions.

Respectfully submitted,

Boreas Architecture & Civic Design, Inc.

A handwritten signature in dark ink, appearing to read "Darrel G. Babuk", is centered within a light green rectangular background.

Darrel G. Babuk, Architect AAA, MRAIC, Principal

Appendix A

Boreas Architecture & Civic Design, Inc
Building Condition Assessment Report
Mitchell & Reed Auction House and the Graphic Arts Building
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Figure 1. Aerial Photo of site from Google Maps



Figure 2. Mitchell & Reed Auction House, South Elevation, SW building.

Appendix A

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Figure 3. Mitchell & Reed Auction House, South Elevation, SE building (centre) and SW building (left - partial).



Figure 4. Mitchell & Reed Auction House, East Elevation, NE building, showing stamped metal panel wall and fire escape behind tree.

Appendix A

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Figure 5. Mitchell & Reed Auction House, North Elevation, NE and NW buildings. Photo courtesy City of Edmonton



Figure 6. Graphic Arts Building, North Elevation.



Figure 7. Graphic Arts Building, Northwest corner, showing fins.

Appendix A

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Figure 8. Graphic Arts Building, East wall.

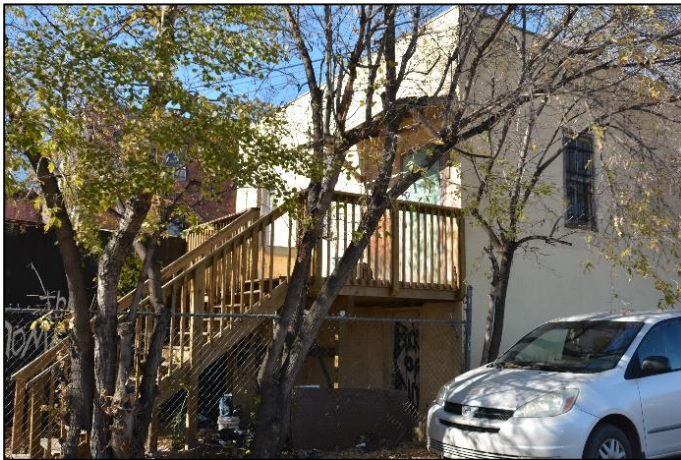


Figure 9. Graphic Arts Building, South elevation, showing deck.

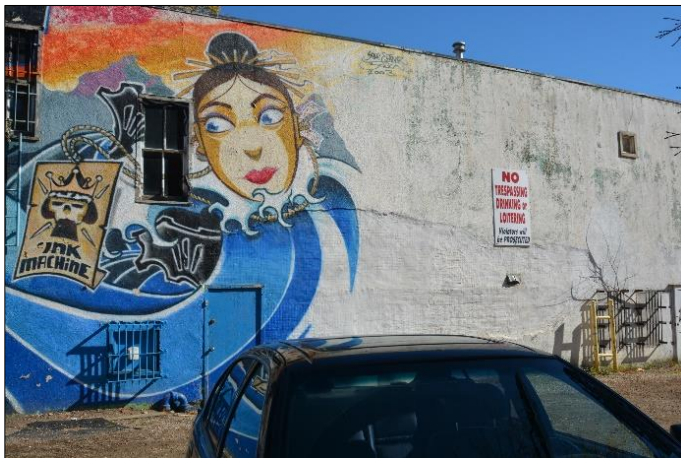


Figure 10. Graphic Arts Building, West wall.

Appendix A

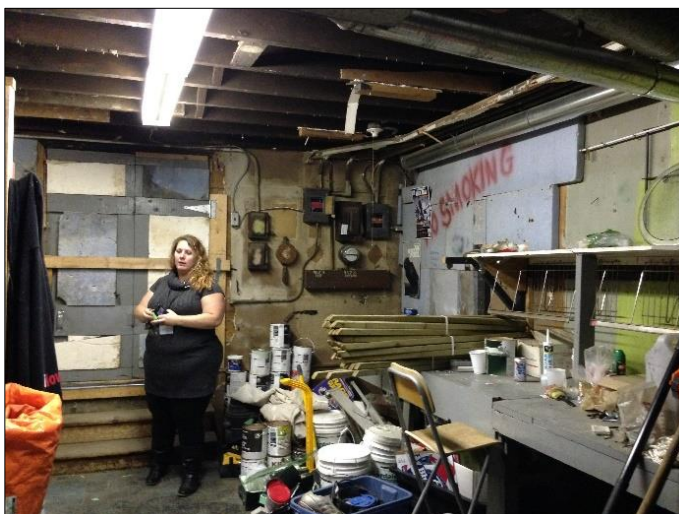
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Figure 11. Graphic Arts Building. Interior, "Storefront" space.



Figure 12. Graphic Arts Building. Interior, 'Rear' space. Note heavy plank wooden flooring.



Appendix A

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Figure 13. Graphic Arts Building. Interior, Sub-level.



Figure 14. Graphic Arts Building, North elevation, showing stucco damage.



Figure 15. Graphic Arts Building, showing trees growing against east wall.



Figure 16. Graphic Arts Building, showing underside of canopy on north wall.



Appendix A

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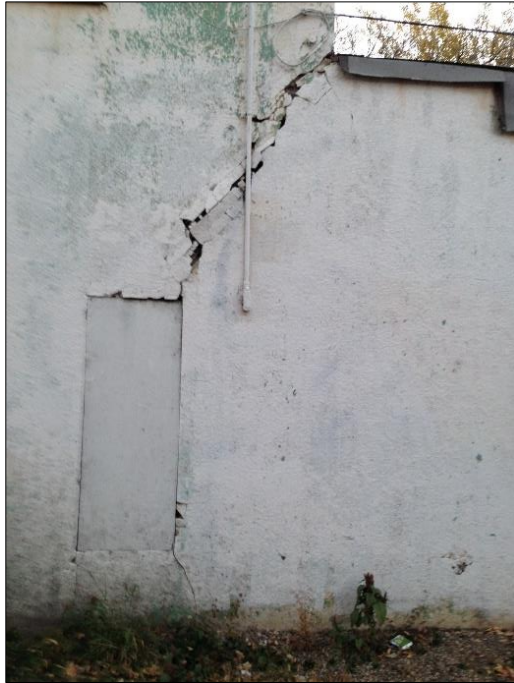


Figure 17. Graphic Arts Building, showing buckling between main building and garage at west wall.