

November 1, 2024

Reference No.: 536501388-003

To: City Council

From: Kent Snyder, Branch Manager

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

SUMMARY

This memo initiates the process to designate a historic resource, the Brennan 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 13612 - 103 Avenue 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 Brennan 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 Brennan Residence as a 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 Brennan Residence, as described in Attachment 5.

BACKGROUND

The Brennan 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 1921 as one of the first residences in Glenora north of Stony Plain Road, and features Arts and Crafts style influences, including its masonry construction. Built by Lester N. Allyn, a prolific homebuilder at the time, it has associations with the Brennan family, who occupied the home from 1929 to 1987.

On October 24, 2024, the owners completed the application requirements to have the Brennan Residence, located at 13612 - 103 Avenue NW, designated as a Municipal Historic Resource under the provisions of City Policy C450B.

If designated, any future renovation of the Brennan 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 Brennan Residence.

The total estimated cost of the restoration work for the project is \$200,971.45. 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 \$6.49 million at the end of 2024. The Reserve is funded by the tax levy on an annual basis (\$2.3 million in 2024 including \$465,131 specifically for the Edmonton Brewing and Malting Company Ltd. building).

PUBLIC ENGAGEMENT

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

A handwritten signature in black ink, appearing to be 'KS/bs', written in a cursive style.

KS/bs

c: Executive Leadership Team

Aileen Giesbrecht, City Clerk, Office of the City Clerk

Michelle Plouffe, Chief People Officer and City Solicitor, Employee Services and Legal Division

Attachments:

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

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

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

TO: Davina Rousell
and
Maddalena Genovese
both of:
10943 - 54 Avenue NW
Edmonton AB T6H 0V2

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 1921 structure known as the Brennan Residence and the land on which such structure is located, legally described as:

PLAN 2021336
BLOCK 94
LOT 1B

EXCEPTING THEREOUT ALL MINES AND MINERALS

and municipally described as 13612 - 103 Avenue NW, be designated as 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 November 2024

Eddie Robar
Interim 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.

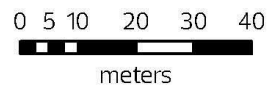
You may also apply by originating application to any judge of the Court of King's Bench for an Order shortening the 120 days of protection.

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 for the Brennan Residence



BRENNAN RESIDENCE
13612 - 103 AVENUE NW



Photographs of the Brennan Residence



View of front (south) elevation, looking north from 103 Avenue NW.



View of side (west) elevation, looking southeast from adjacent lane.



View of rear (north) elevation, looking south from property rear yard.



View of side (east) and rear (north) elevations, looking southwest from property side yard.

Statement of Significance

Description of Historic Place

The Brennan Residence is a one-storey brick residence located on a corner lot on 103 Avenue NW in Edmonton's Glenora community. The residence is set back from the street and situated on a large lot with a laneway to the west of the residence. The elegant Arts and Crafts style house possesses a rectangular plan with front projection, brick exterior, hipped roof, enclosed porch with front-gabled roof and multiple wooden-sash windows.

Heritage Value

The Brennan Residence, built circa 1921, is significant for its lengthy connection with the Brennan family and as being one of only a handful of extant early houses constructed along Stony Plain Road, an early transportation route into downtown and west out of the city. Born in British Columbia in 1892, James Edmund Brennan (1892-1949) moved with his family to Arnprior, Ontario, the following year. He would remain in Ontario until 1919, when his name appeared in Edmonton's Henderson's Directory, listed as a clerk at Devereaux Hardware. Brennan's association with the extant residence began in 1922, when he began renting the house from the builder, Lester Newton Allyn. Allyn purchased all 20 lots from Block 94 in the 1906 Glenora Subdivision developed by Montreal real estate mogul, James Carruthers in 1910, with the intention of developing the lots and taking advantage of the city's 1910s real estate boom. The Brennan Residence was not constructed until circa 1921. Allyn would later construct a second residence, the Allyn Residence (circa 1922-1924), adjacent to this resource, which is listed on the Inventory of Historic Resources. Although lots ran parallel to Stony Plain Road, Allyn constructed the Brennan Residence facing Stony Plain Road spanning three lots northward.

With the initial development of the community focused in the southeast, the Brennan Residence was one of the first to be built north of Stony Plain Road in Glenora. Having been first surveyed in the early 1880s, Stony Plain Road served as an important thoroughfare for farmers transporting goods from the Stony Plain District to downtown Edmonton. The house was one of only a handful of residences situated along Stony Plain Road. Long-time owners James and Ina Brennan purchased the house circa 1929 after renting for several years and would maintain ownership until 1987. The Brennan's 64-year ownership has resulted in the residence retaining an exceptional degree of integrity.

The Brennan Residence is further valued as an early and elegant expression of a modest Arts and Crafts-style residence in Glenora. Constructed by Lester Allyn for roughly \$1,680, the home exhibits many of the key tenets of Arts and Crafts architecture, an extremely popular architectural style in the 1910s and 1920s in Edmonton. This style of architecture emerged in England at the end of the 19th century as part of the Arts and Crafts Movement, which was established in response to the increased industrialization and mass production of consumables. Neighbourhoods were frequently destroyed to accommodate factories, unemployment increased, and the decline of skilled trades resulted. The Arts and Crafts movement advocated a return to functional design and ornamentation through quality craftsmanship. Arts and Crafts style houses typically possessed functional floor plans with highly crafted details, minimal exterior ornamentation, use of a variety of natural materials, and abundance of windows connecting exterior and interior spaces. The Brennan Residence exhibits this architectural style through its one-storey height, brick and shingle exterior, open soffits with exposed rafter tails, front-gabled front projection, minimal exterior details such as plain pointed bargeboards and cornice boards, and single and double assembly multi-light windows permitting light to flood the interior.

Character-defining Elements

Key character-defining elements of the Brennan Residence include:

- Location on a corner lot on 103 Avenue NW with laneway bordering its west side in the Edmonton's Glenora neighbourhood
- Siting on a rectangular lot with deep setback facing Stony Plain Road
- Form, scale and massing as expressed by its: one-storey height with basement; rectangular plan with hipped roof; and projection with front-gabled roof on south façade, half of the projection containing an enclosed front porch
- Wooden-frame construction including: parged foundation; red pressed brick with red mortar, joints blackened with charcoal; wooden shingles in gable peak on front projection; and concrete sills
- Arts and Crafts-style elements including: multiple fenestration openings; multiple exterior cladding materials; projecting eaves and verges; cornice boards; pointed bargeboards; open soffits with exposed rafter tails; and enclosed front-gabled porch with closed balustrade
- Original fenestration such as: triple assembly single-hung wooden-sash windows with 4-over-1 windows on either side of 6-over-1 window, all with 1-over-1 wooden storm windows; single assembly 6-over-1 single-hung wooden sash windows with 1-over-1 wooden storm windows; single assembly fixed multi-light wooden-sash window; multi-light hopper wooden-sash windows with multi-light

wooden storm windows; fixed multi-light wooden-sash windows on porch; and paneled wooden door with multi-light upper panel

- Red brick chimney

Attachment 5**Description of City-Funded Work**

Scope	Description of City-Funded Work	Estimated Cost	Amount Allocated
1.	Roof Repairs: structural roof repairs; removal of hazardous materials to facilitate structural repair work to roof; repair and repainting of fascia and soffits	\$27,325.73	\$13,662.87
2.	Foundation Repairs: preparation and installation of weeping tile and backwater valve; water-proofing of exterior foundation wall; cleaning and waterproofing of interior foundation wall; new basement floor	\$62,861.90	\$31,430.95
3.	Masonry Repairs: masonry repairs and flashing installation for chimney; masonry repairs for front porch; masonry and parging repairs for foundation on northwest corner and under door on east elevation; repointing of exterior masonry cladding	\$23,656.92	\$11,828.46
4.	Front Porch Reconstruction: reconstruction of original front porch	\$12,810.00	\$6,405.00
5.	Windows and Doors: historic replica windows and storm windows for 9 windows on main floor; historic replica windows and storm windows for 4 basement windows; restoration of exterior door and storm door on east elevation; historic replica windows, storm windows and door for front porch	\$74,316.90	\$36,672.72
	TOTAL	\$200,971.45	\$100,000.00