

June 2, 2025

Reference No.: 144554619-003

To: City Council

From: Kent Snyder, Branch Manager

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

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## SUMMARY

This memo initiates the process to designate a historic resource, the Miller 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 11522 - 95 Street NW in accordance with Section 26 of the Alberta *Historical Resources Act*, RSA 2000, c H-9.<sup>1</sup>
2. That the City Manager be appointed to implement matters arising from the issuance of the Notice of Intention to Designate the Miller 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 Miller Residence as Municipal Historic Resource (the "Bylaw") will be brought forward to Council for their consideration.

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<sup>1</sup> 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 \$54,267 to be provided from the Heritage Resources Reserve to fund City-funded work on the Miller Residence, as described in Attachment 5.

## **BACKGROUND**

The Miller 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 one-and-a-half-storey wood-clad building was constructed in 1912, and features Arts & Crafts-style influences.

On April 22, 2025, the owners of the Miller Residence completed the application requirements to have the house, located at 11522 - 95 Street NW designated as a Municipal Historic Resource under the provisions of City Policy C450B.

If designated, any future renovation of the Miller 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 \$54,267 for rehabilitation work. The current Reserve balance is sufficient to cover the committed funding, including the Miller Residence.

The total estimated cost of the restoration work for the project is \$108,533. Beyond the \$54,267 grant from the Heritage Resources Reserve, the owner is responsible for all costs of the restoration work for the project.

Based on the current commitments, the projections for the Reserve (using current commitments) anticipate a Reserve balance of \$4.63 million at the end of 2025 and \$3.1M at the end of 2026. Administration is considering a number of potential heritage designations for use of these funds, which will be brought forward for Council approval as required. The Reserve is funded by the tax levy on an annual basis (\$1.98 million per annum in 2025 and in 2026, including \$500,000 for Harcourt House, and \$465,000 for the Edmonton Brewing and Malting Company Ltd). The Reserve also funds \$490,000 for the Heritage Place Strategy.

## **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 'AG', is positioned above the contact information.

c: Executive Leadership Team

Aileen Giesbrecht, City Clerk, Office of the City Clerk

Michael Gunther, Acting City Solicitor, Legal Services

Attachments:

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



**Attachment 1**

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

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

TO: Nancy and Mitchell Nickolson  
11522 - 95A Street NW  
Edmonton, AB  
T5G 1P5

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 Miller Residence and the land on which such structure is located, legally described as:

PLAN RN43 (XLIII)  
BLOCK 17  
LOT 24  
EXCEPTING THEREOUT ALL MINES AND MINERALS

and municipally described as 11522 - 95A Street 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 9th day of June, 2025.

A handwritten signature in blue ink, appearing to be "Eddie Robar".

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Eddie Robar  
City Manager



**Attachment 1**

**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.

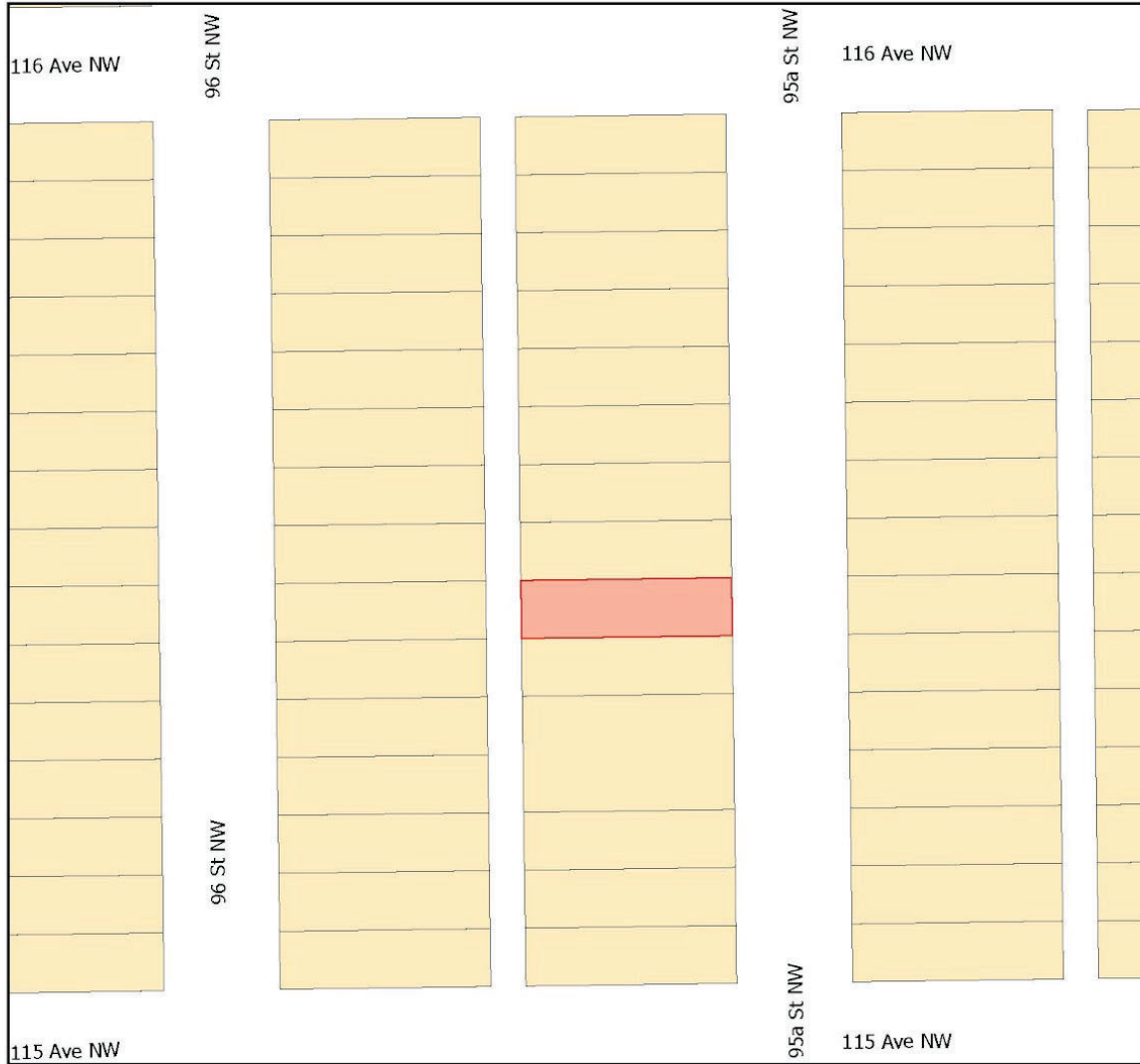
The Council or the person appointed by the Council, in its or their absolute discretion, may refuse to grant an approval or may make the approval subject to such conditions, as they consider appropriate.

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.

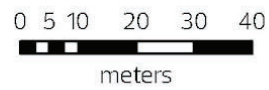
You may also apply by originating application to any judge of the Court of King's Bench for an Order shortening the 120 days of protection.

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 Miller Residence



**Miller Residence**  
**11522 - 95A Street NW**



Photographs of the Miller Residence



View of front (east) elevation, looking northwest from 95A Street NW.



View of rear (west) elevation. The addition to the left is not part of the designation and will not receive any funding.



View of side (north) elevation, looking west from the front yard of the property.



View of side (south) elevation, looking west from the front yard of the property.

## Statement of Significance

### Description of Historic Place

The Miller Residence is a semi-bungalow in the Alberta Avenue neighbourhood with Arts-and-Crafts design influences. Built in 1912, the one-and-a-half-storey Miller Residence features a steeply-pitched gable roof with east and west-facing gables, horizontal and shingle wood siding, and a front verandah with three supporting pillars.

### Heritage Value

The Miller Residence is valued for its association with early development in the Alberta Avenue neighbourhood.

The land that Edmonton was developed on was used by Indigenous peoples for millennia, as the North Saskatchewan River Valley and ravine systems were a source of shelter, travel, trade, materials, and food. In 1670 the British crown gave the Hudson's Bay Company a charter to trade in Rupert's Land, the enormous area that drained into Hudson Bay and in the late 18th century the company established a trading post along the North Saskatchewan called Edmonton House or Fort Edmonton. The company sold Rupert's Land to the Dominion of Canada in 1870. In 1876, the Canadian government signed Treaty 6 with Indigenous leaders in what is now Saskatchewan and the following year Indigenous chiefs in the Edmonton region signed adhesions to the treaty. River lots were established stretching north to Rat Creek (where 111 Avenue NW now runs east of 97 Street NW) and it was here that Edmonton's northern boundary was established when it became a town in 1892.

Continued immigration and proposals in 1903-04 for new transcontinental railways created an expectation for new urban growth in Edmonton. In 1904, McDougall & Secord proposed a major new development called Norwood. Norwood was included in the municipality's boundaries when it was incorporated as a city later in 1904, and in 1905 Norwood was legally registered as a subdivision. Norwood developed rapidly as a working class suburb and immigrant arrival area and it was here that the Miller Residence was built in 1911-12.

A building permit for the Miller Residence was issued on September 29, 1911. The first resident was Joseph W. Turner in 1912. By 1913, the block that the Miller Residence sat on was nearly completely developed. A number of families lived in the house through the 1910s. Cecil J. Miller moved into residence in 1920 with his wife, Lillie, and their children Velma and Albert "Bert." The family lived at the home until 1953. Cecil was an employee of Canadian National Express and was the company's chief clerk upon the time of his retirement in 1948. He and Lillie were active in many organizations including

the Independent Order of Odd Fellows and Daughters of Rebekah (whose lodge was at 95 Street and 112 Avenue, a few blocks south of the Miller Residence), McDougall United Church Ladies Aid, Orkney Shetland and Caithness Society, CNR Ladies' Bowling Club, and the Canadian Brotherhood of Railway Employees. Cecil passed away shortly after moving out of the house, in 1954. Lillie passed away in 1966. Velma spent her childhood at 11522 - 95a Street and went on to earn two bachelor degrees (in Science and in Education) and a Master of Education degree at the University of Alberta. She married Ron Rust in 1955 and went on to earn her PhD in 1959 from the University of Illinois. Dr. Velma Rust and her husband then moved to Ottawa, where she worked in public service and lectured at Carleton University. After the Miller family moved out of the house, it changed hands fairly regularly. The current owners have resided at the Miller residence since 2017, which is the longest tenancy in the past four decades.

The Miller residence is valued for its Arts and Crafts influences, the use of shingles and horizontal wood siding, and for its association with early residential development in the Alberta Avenue area. It is one of several original houses on 95A Street NW, and similar architectural styles can be seen across the street from the Miller Residence.

Design elements include deep soffits and fascia, roof brackets, and an open verandah with pillar supports. The gable roof has a shed dormer with shingle siding on each of the north and south sides. A window on the lower level of the façade has 4 panes, with 1 over 1 sidelights on both sides. There is an oriel window on the façade above the verandah. The soffits, fascia, and roof brackets are original board.

The Miller residence is one of a number of one and one-half storey Arts and Crafts-influenced residences built in the neighbourhood in the first quarter of the 20th century, and therefore demonstrates the popularity of this style in the early days of Alberta Avenue.

## Character-defining Elements

Key character-defining elements of the east, north and south elevations of the Miller Residence include:

- Wood frame construction with Arts and Crafts influences
- Original horizontal and shingle wood siding
- Steeply pitched gable roof with east and west-facing gables
- Original roof brackets
- Fascia and soffits original and multi-board deep North and south-facing shed dormers
- Rectangular window on north dormer
- Small rectangular leaded window in lower portion of north dormer
- Single window on south dormer
- Three-paned oriel window on façade above verandah
- Front verandah running the width of facade, with three supporting pillars
- Rectangular window of front elevation with four panes and 1-over-1 sidelights on both sides
- Window openings on side elevations
- Offset front entrance

## Description of City-Funded Work for the Miller Residence

Phase	Description of City-Funded Work	Estimated Cost	Amount Allocated
1	<b>Front Porch Repair &amp; Restoration:</b> Dismantle porch, install new screw piles and support beam/columns, deck framing and reinstallation of deck boards, frame railings and steps	\$35,037.45	\$17,518.73
2	<b>Cedar Siding:</b> Repair and replacement of rotted siding	\$21,521.96	\$10,760.98
3	<b>Exterior Painting:</b> Exterior painting as needed on all sides of the house	\$24,549.00	\$12,274.50
4	<b>Window Restoration:</b> Repair, repainting, reglazing of existing windows	\$20,000.00	\$10,000.00
5	<b>Structural Engineering:</b> inspection for slumping front porch	\$525.00	\$262.50
6	<b>Eavestroughs:</b> replacement of eavestroughs	\$6,899.55	\$3,449.78
	<b>TOTAL</b>	<b>\$108,532.96</b>	<b>\$54,266.48</b>