

Notice of Intention to Designate

Strathcona Fire Hall No. 1 as a Municipal Historic Resource

Recommendation:

That Executive Committee recommend to City Council:

1. That a Notice of Intention to Designate a Municipal Historic Resource, as outlined in Attachment 1 of the May 11, 2011, Planning and Development Department report 2011PPP114, be served on the owner of the property occupied by the Strathcona Fire Hall No. 1 located at 10318 - 83 Avenue NW in accordance with section 26 of the *Historical Resources Act* RSA 2000.
2. That the funding of \$100,000 for this project be provided from the Heritage Reserve Fund.
3. That the City Manager be delegated 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 heritage building at the owner's request as a Municipal Historic Resource in accordance with the *Alberta Historical Resources Act*.

Report

Strathcona Fire Hall No. 1 is on the Inventory of Historic Resources in Edmonton and merits designation under City Policy C450B - A Policy to Encourage the Designation of Municipal Historic Resources in Edmonton. The

property is owned by the City of Edmonton and leased to Walterdale Theatre Associates. The Walterdale Theatre Associates previously converted the building into a theatre and manage and maintain the building. On January 27, 2011, the Walterdale Theatre Associates, with Asset Management and Public Works Department's approval, completed the application requirements to have Strathcona Fire Hall No. 1 at 10318 - 83 Avenue NW designated as a Municipal Historic Resource under the provisions of City Policy C450B.

The Building is also a Provincial Historic Resource.

Any future renovation will meet the *Standards and Guidelines for the Conservation of Historic Places in Canada*.

The designation of this property will ensure its proper restoration and protection in the future.

Policy

City Policy C450B – A Policy to Encourage Designation of Municipal Historic Resources in Edmonton.

Corporate Outcomes

The Way Ahead, City of Edmonton Strategic Plan 2009-2018:

- Improve Edmonton's Livability – Preserve, celebrate and support Edmonton's heritage, arts and culture.

Budget/Financial Implications

Upon completion of the project phases, as outlined in Attachment 5, the Walterdale Theatre Associates will be paid up to \$100,000 as a rehabilitation incentive from the Heritage Reserve Fund. This funding is based on

matching grants up to 50 percent of the eligible restoration costs.

Should the owner receive funding from the Alberta Historic Resources Foundation for restoration work, the allocated funding from the Historic Resource Management Program may be adjusted accordingly. It is estimated that the restoration work will cost \$203,500 and overall improvements and upgrades to the building will cost \$447,000.

Justification of Recommendation

1. Issuance of a Notice of Intention to Designate and subsequent approval of the designation bylaw will provide Administration authority to ensure that the building is restored and maintained in accordance with sound principles of conservation.
2. Rehabilitation incentives funds will be available from Internal Order (#174101 – Heritage Reserve Fund).
3. This complies with the Alberta *Historical Resources Act*.

Attachments

1. Notice of Intention to Designate Strathcona Fire Hall No. 1 as a Municipal Historic Resource
2. Location of Strathcona Fire Hall No. 1 Located at 10318 – 83 Avenue NW
3. Photographs of Strathcona Fire Hall No. 1
4. Heritage Planner's Statement of Significance
5. Description of City Funded Work for Strathcona Fire Hall No. 1

Others Reviewing this Report

- M. Koziol, Acting General Manager, Asset Management and Public Works Department

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HISTORICAL RESOURCES ACT

Section 26 H.R.A., R.S.A. 2000, c.H-9, as amended

TO: General Manager
Asset Management and Public Works Department
City of Edmonton
20th Floor Century Place
9803 - 102A Avenue NW
Edmonton AB T5J 3A3

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 1909 building known as the Strathcona Fire Hall No. 1, and the land on which such building is located, legally described as:

Plan 3022HW, Block 79, Lot 2 excepting thereout all mines and minerals;

and municipally described as 10318 – 83 Avenue NW, be designated 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 2011.

General Manager
Planning and Development Department
Agent for the City of Edmonton

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.

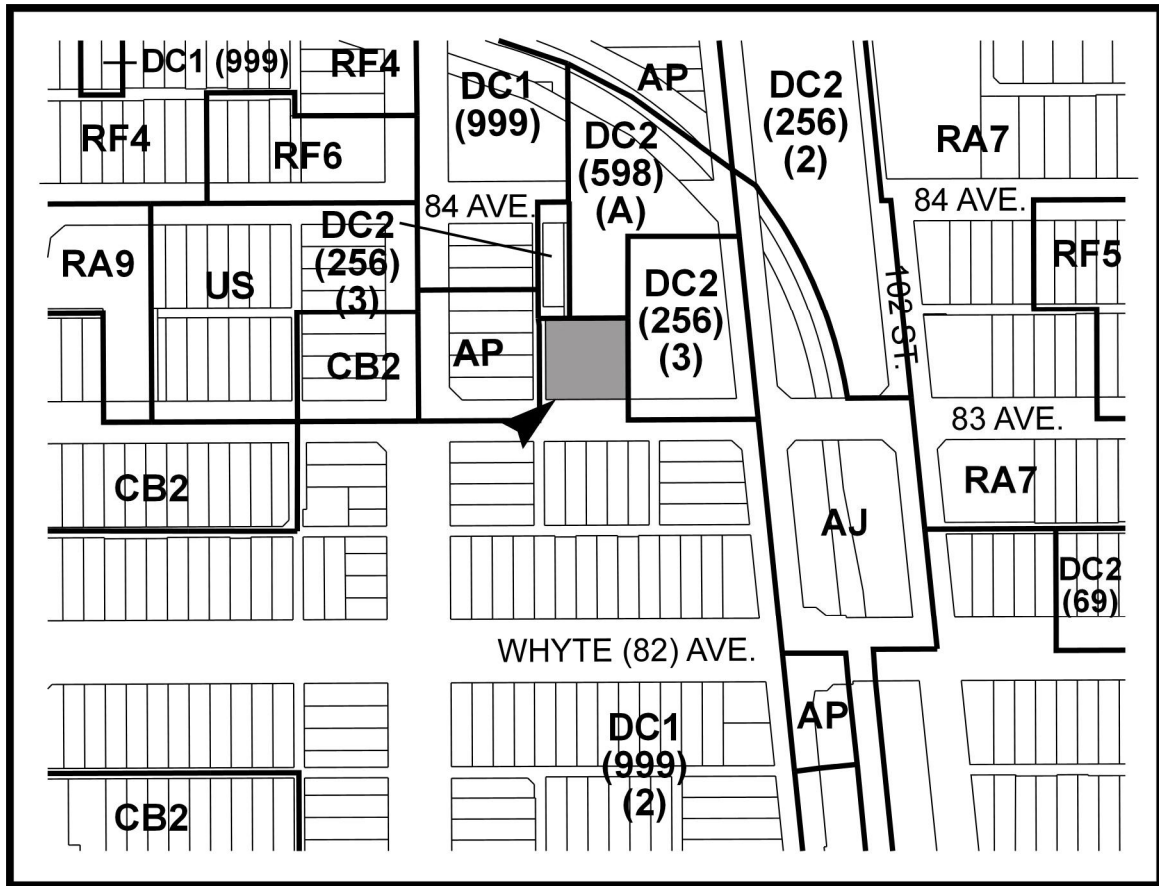
The Council or the person appointed by the Council, in its or their absolute discretion, may refuse to grant an approval or may make the approval subject to such conditions, as they consider appropriate.

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 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 Notice 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 of the Strathcona Fire Hall No. 1 Located at 10318 – 83 Avenue NW



**LOCATION OF THE STRATHCONA FIREHALL #1
10318 - 83 Avenue NW**



Site Location

PLANNING AND DEVELOPMENT DEPARTMENT

Photographs of Strathcona Fire Hall No. 1



Heritage Planner's Statement of Significance

BUILDING NAME AND ADDRESS **Strathcona Fire Hall No. 1**
10318 – 83 Avenue NW, Edmonton

STATEMENT OF SIGNIFICANCE

Description of the Resource

Strathcona Fire Hall No. 1 is a two-storey red brick building situated on a single lot in Edmonton's historic Strathcona district. Built between 1909 and 1910, the fire hall features quoined round arches around the three sets of double vehicle doors, an attached brick bell tower, and a prominent classical cornice surmounted by a reconstructed, pedimented parapet featuring the words "FIRE HALL No 1".

Heritage Value

The heritage value of Strathcona Fire Hall No. 1 lies in its status as the oldest major fire hall in Alberta and one of the earliest extant public buildings in the Strathcona district. It also possesses heritage value as an excellent example of early twentieth-century fire hall construction and design.

In 1891, the Edmonton and Calgary Railway line arrived on the south bank of the North Saskatchewan River and subdivided the township of South Edmonton. Situated at the end of the railway line, the new township grew rapidly. The Klondike Gold Rush further swelled the community's population and in 1899 the settlement was incorporated as the Town of Strathcona. The town's burgeoning population and the large number of wood-frame structures in the community necessitated the creation of fire-fighting facilities. In 1901, Strathcona built its first fire hall, a two-door, wood-frame structure manned by the Strathcona Volunteer Fire Brigade. Continued growth led to the incorporation of the City of Strathcona in 1907 and the need for a larger and better appointed fire hall. Construction on Strathcona Fire Hall No. 1 was initiated in 1909 and completed the following year. With the amalgamation of Strathcona and Edmonton in 1912, the station was renamed the Edmonton Fire Hall No. 6. It continued to function as a fire-fighting facility until 1954, when a new fire hall was constructed. For the next two decades, the fire hall was used as a storage facility. In 1974, the building became the home of the Walterdale Theatre Group. It has since served as an integral part of the lively theatre scene in Edmonton's Old Strathcona district - a hub for performing arts in western Canada.

Designed by local architectural firm Wilson and Herrald and built by contractor J. M. Eaton, Strathcona Fire Hall No. 1 is typical of fire hall facilities of the period. The building features three vehicle doors surrounded by quoined round arches, a classical cornice, and a prominent bell tower. At the time of its construction, the fire hall accommodated nine horses in its rear stable and three fire wagons. Its upper level featured a chief's office, general hall, bedrooms, band room, and a bathroom with a shower. Two fire poles connected the second storey to the ground floor. The fire hall is a stellar example of early twentieth-century fire hall construction and design and the

oldest extant fire hall in Edmonton and Calgary. It is also a local landmark and a vital contributor to the historic ambience of Edmonton's justly renowned Old Strathcona area.

Character Defining Elements/Regulated portions:

The character-defining elements of Strathcona Fire Hall No. 1 include such features as:

- mass, form, scale, and style;
- red brick facades and flat arches above the rectangular windows;
- initials of firefighters carved into brick front facade;
- dentillated upper level, sheet metal cornice supported by embellished brackets;
- cast stone elements, including quoins on corners of front facade, sills, keystones, stringcourse below upper level entablature, and quoined round arches surrounding three vehicle double doors;
- three vehicle double doors, including diagonal arrangement of wood in panels, placement of support beams, original hardware, and multi-panelled arched fanlights;
- fenestration pattern and style, including nine-over-nine double-hung windows in the bell tower, original single-hung sash windows;
- attached brick bell tower featuring stone decorative elements, octagonal brick cupola with masonry arches, and belfry topped by white domed octagonal roof; and
- original three-foot diameter bronze bell.

Further Information:

Construction

The brick load bearing walls on a concrete foundation. Interior is new as a result of the hollowing out in the 1980's to accommodate the theatre.

Designer/Builder

Designed by the firm of Wilson and Herral, built by the firm of J.M. Eaton.

CULTURAL HISTORY

Historical Importance

In 1901, a two-door fire hall was erected in Strathcona for the newly formed Strathcona Volunteer Fire Brigade. Considered too cold and unsanitary to live in, it was replaced by a new and larger fire hall constructed nearby. This second fire hall was begun in 1909 with Wilson and Herral as the local architect. Due to a structural wall crack, it was not completed until 1910. This new Strathcona Fire Hall No. 1 was renamed Fire Hall No. 6 after amalgamation in 1912. Typical of fire hall architecture at that time, the building and bell-hose tower are made of brick with exterior stone quoin edging and concrete flooring (mostly covered in wood). The three main doors are decorated with radiating stone voussoirs. The exterior is almost completely original; the interior only partially so. This is now the oldest remaining fire hall in Edmonton and Calgary.

When the Calgary & Edmonton (C & E) Railway arrived at the south bank of the North Saskatchewan River in 1891, the C & E immediately subdivided a town site which it named South Edmonton. Being at the end of steel, the community steadily grew throughout the decade until, in 1899, it was incorporated as the Town of Strathcona with a population exceeding 1,000. To serve this burgeoning community, which consisted primarily of wood frame buildings, it was obvious that some method of organized fire protection was needed. A volunteer fire brigade was organized in 1901, and, that same year, Town Council provided for the construction of a wood frame fire hall on Lot 2, Block 79, just one block north of main street, and near the Town Well. A horse drawn fire wagon was on hand with a wooden water tank.

As with Edmonton to the north, Strathcona grew rapidly in the wake of the Klondike gold rush, and, in 1907, it was incorporated as a city with an estimated population of 3,500. It was soon evident that the old fire hall was inadequate, and, so, provision was made for a newer and larger structure. As the City Waterworks was right next door to the old fire hall, it was felt appropriate to build the new structure at the same location. The firm of Wilson and Herral was thus contracted to design, and the firm of J.M. Eaton contracted to build a modern two-storey red brick facility which could accommodate three fire wagons. The estimate for construction was \$13,715. A stable in the rear was designed for nine horses, while a bell tower extended from the middle of the structure 77 feet in the air. The second floor was made to accommodate a chief's office, a general hall, bedrooms, a band room, and a bathroom with showers. Two fire poles facilitated instant access to the ground floor.

The Strathcona Fire Hall with its horse-drawn wagons served the City of Strathcona until its amalgamation with Edmonton in 1912. It was then designated as Edmonton Fire Hall No. 6, and became part of the Edmonton Fire Department, with a permanent salaried chief, with the number of salaries firefighters growing over the passage of time. The crew was always supplemented by volunteers in times of emergency. In 1954, however, the facility was considered dilapidated and outdated, and, so, a new fire hall was constructed nearby. The old structure was, apparently slated for demolition, but was considered adequate for storage, and, so, it was leased to Strathcona Furniture, which used it as a warehouse.

By the early 1970's, there was a growing appreciation in Edmonton about the early buildings of Strathcona, and, so, when the Walterdale Theatre began to plan for a new home, thoughts turned to the old fire hall, which seemed to provide adequate space for a live theatre building. The Walterdale group moved into its internally renovated facility in 1974, and, in 1976, the structure was designated a Registered Historic Resource.

HISTORICAL SIGNIFICANCE

The historical significance of Strathcona Fire Hall No. 1 lies in its provision of structural evidence of fire fighting facilities in a large urban area in the early twentieth century in Alberta. It is the oldest major fire hall in Alberta. It is important too as one of the surviving early public buildings of the City of Strathcona, which tells of life in general in this community.

(Source: D. Leonard, February 2006, Alberta Register of Historical Places).

CONTEXT

Site

The building is a rectangular shaped property bounded by the Farmers market to the east and an open lot and park to the west. It forms a key part of the original civic area of Strathcona and currently as part of its cultural district and faces on to a landscaped roadway with a pedestrian emphasis.

Neighbourhood

Strathcona, the original and oldest settlement south of the river in Edmonton. It contains the largest concentration of commercial and civic historic resources in the City, many of them being original buildings. This commercial and arts district is also Alberta's second Provincial Heritage Area.

Visual/Symbolic

The Fire Hall is a landmark building and is one of the oldest larger fire hall's in Alberta. A key building that helps defines Old Strathcona's Heritage character.

INTEGRITY

The integrity of the exterior is very high. The interior is too altered, though original walls and openings can be seen, but do not form part of the designation.

Description of City Funded Work for the Strathcona Fire Hall No. 1

Phase	Description of City Funded Work	Total Estimated Cost	Amount Allocated
Phase 1	Brickwork exterior repairs: repair, repoint and clean brickwork, repair and repaint metal and timberwork and carry out necessary structural work to addresses foundation problems and drainage.	\$98,750	\$49,000
Phase 2	Windows: Restore and repair all windows and storms.	\$51,250	\$25,000
Phase 3	Doors: Restore, repair, clean and paint all doors and trim.	\$56,000	\$26,000
Phase 4	Interior	\$123,000	
	Site work	\$86,000	
	Fees and consultants	\$32,000	
	Total	\$447,000	\$100,000