

June 9, 2020

Reference No.: 362347513-002

To: City Council

From: Rhonda Toohey, Acting Branch Manager

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

SUMMARY

This memo initiates the process to designate a historic resource, the Abram 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 9759 - 87 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 Abram 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 Abram Residence as 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 \$74,790.93 to be provided from the Heritage Resources Reserve to fund City-funded work on the Abram Residence, as described in Attachment 5.

BACKGROUND

The Abram 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.

On March 23, 2020, the owners completed the application requirements to have the Abram Residence, located at 9759 - 87 Avenue NW, designated as a Municipal Historic Resource under the provisions of City Policy C450B.

If designated, any future renovation of the Abram 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 \$74,790.93 for rehabilitation. The current Reserve balance is sufficient to cover the committed funding, including the Abram Residence.

The total estimated cost of the restoration work for the project is \$149,581.85. Beyond the \$74,790.93 grant from the Heritage Resources Reserve, the owner is responsible for all costs of the restoration work for the project.

The projections for the Reserve (using current commitments) anticipate a Reserve balance of \$1,431,279.61 at the end of 2020. Administration is considering a number of potential heritage designations for use of these 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 \$453,840.68 at the end of 2021. The Reserve is funded by the tax levy on an annual basis (\$2.3 million in 2019 including \$418,000 specifically for the Edmonton Brewing and Malting Company Ltd).

PUBLIC ENGAGEMENT

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



RT

c: Executive Leadership Team
Aileen Giesbrecht, City Clerk, Office of the City Clerk
Bonnie Andriachuk, City Solicitor, Law

Attachments:

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

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

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

TO: Adian Rennie
and
Alyssa Chappell

9759 - 87 Avenue NW
Edmonton AB T6E 2N3

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 1913 structure known as the Abram Residence and the land on which such structure is located, legally described as:

PLAN I-13

BLOCK ONE HUNDRED AND NINE (109)

ALL THAT PORTION OF LOT THIRTY SIX (36)

DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH BOUNDARY OF THE SAID LOT DISTANT FIVE (5) FEET WESTERLY FROM THE NORTH EAST CORNER THEREOF, THENCE SOUTHERLY AND PARALLEL TO THE EAST BOUNDARY OF SAID LOT TO THE SOUTH BOUNDARY THEREOF THENCE WESTERLY ALONG THE SOUTHERLY BOUNDARY TO THE SOUTH WEST CORNER OF THE SAID LOT, THENCE NORTHERLY ALONG THE WESTERLY BOUNDARY TO THE NORTH WEST BOUNDARY, THENCE EASTERLY ALONG THE SAID NORTHERLY BOUNDARY TO THE POINT OF COMMENCEMENT.

EXCEPTING THEREOUT ALL MINES AND MINERALS

and municipally described as 9759 - 87 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 2020

City Manager
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.

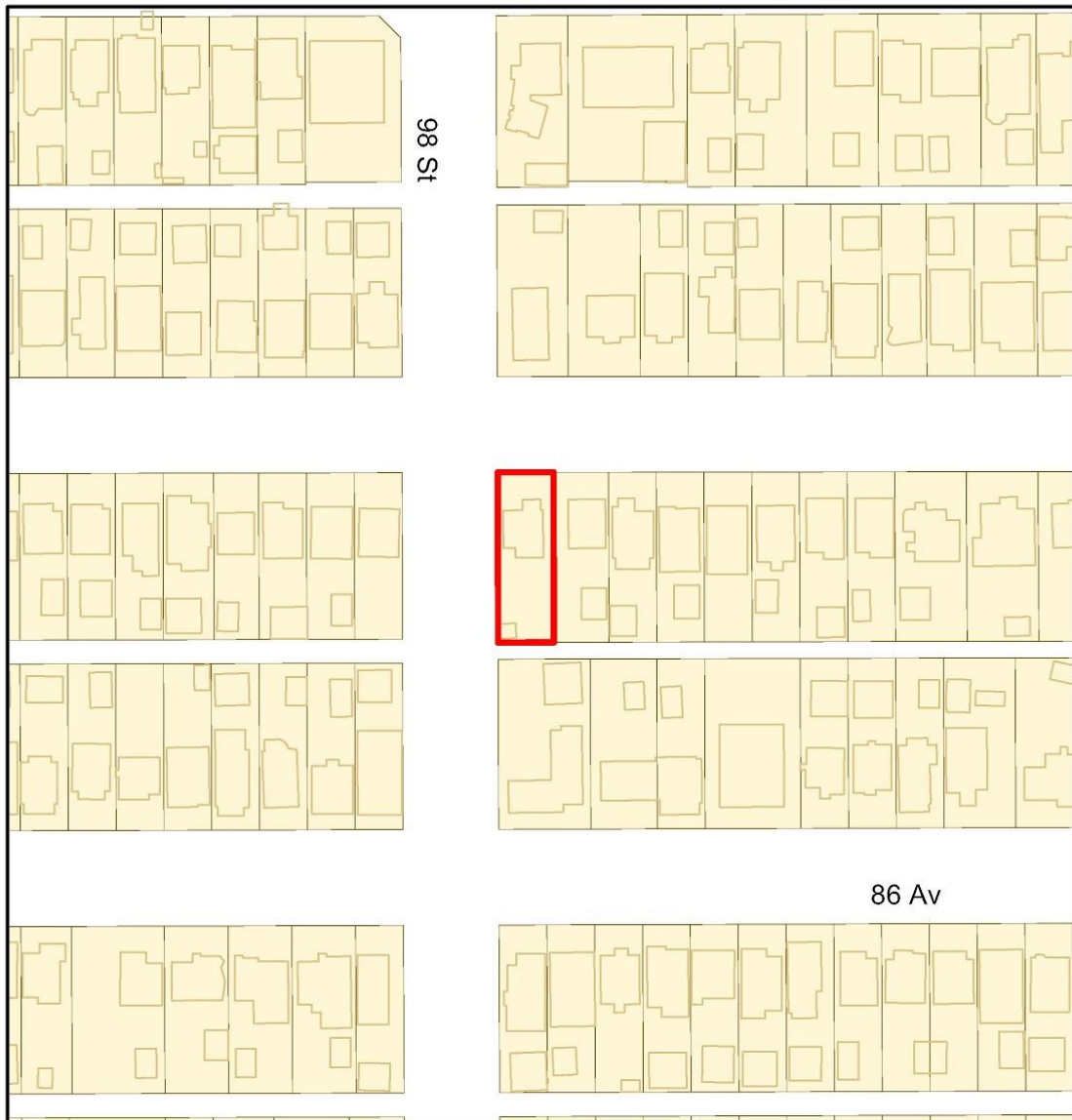
The Council or the person appointed by the Council, in its or their absolute discretion, may refuse to grant an approval or may make the approval subject to such conditions, as they consider appropriate.

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 the property to be designated is not of architectural or historical significance. The evidence provided to support the claim will be carefully considered.

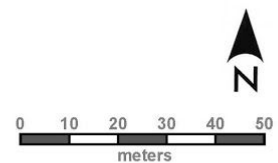
You may also apply by originating application to any judge of the Court of Queen's Bench for an Order shortening the 120 days of protection.

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 Map of the Abram Residence



**Abram Residence
9759 87 Avenue NW**

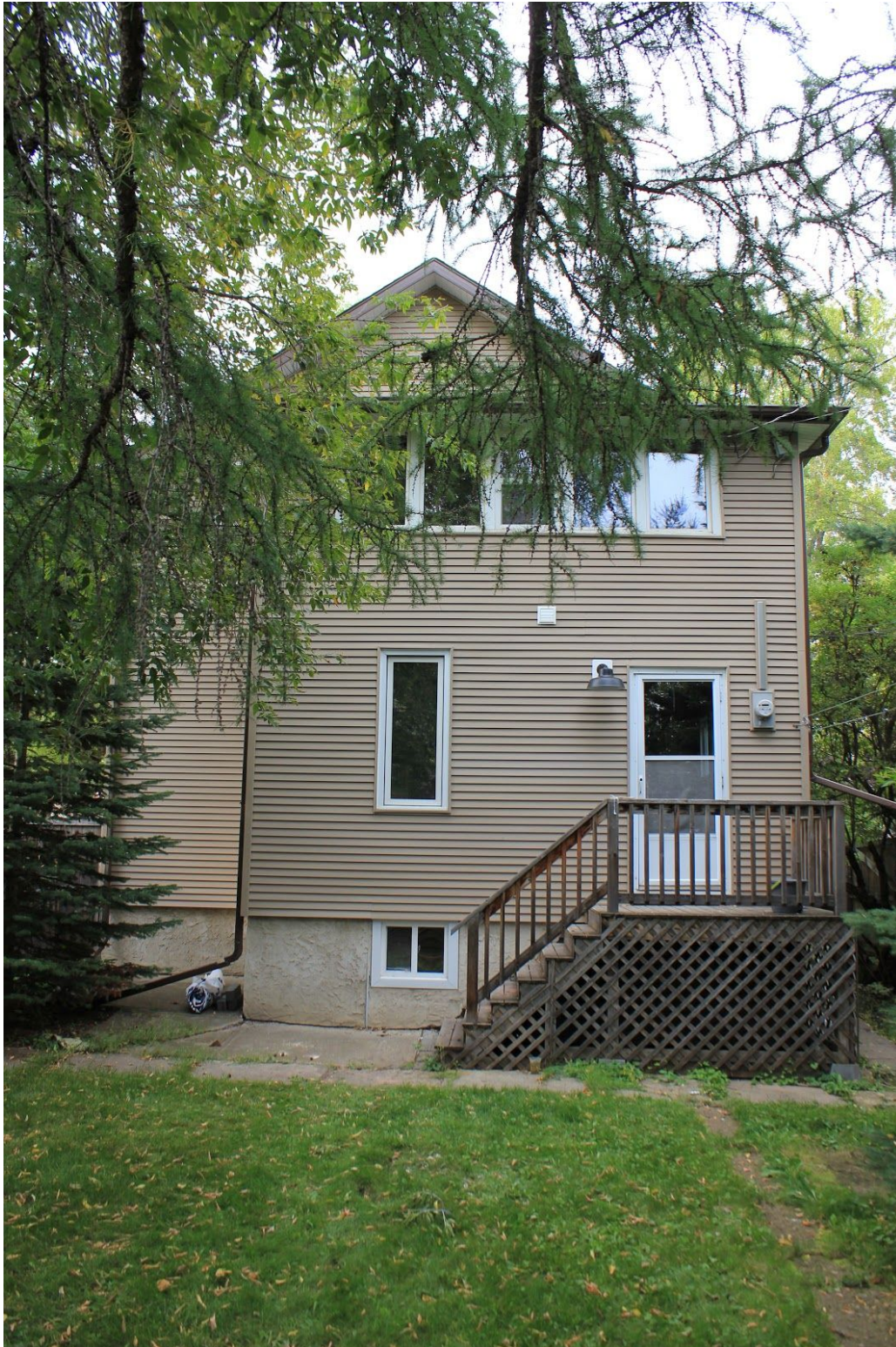


Photographs of the Abram Residence

Front (North) Elevation



Rear (South) Elevation



Side (East) Elevation



Side (West) Elevation



Neighborhood Context Along 87 Avenue NW



Heritage Officer's Statement of Significance

Description of Historic Place

The 1913 Abram Residence is a two-storey, Foursquare style residential building. The house is located on the southeast corner of 87 Avenue and 98 Street in the historic Strathcona neighbourhood.

Heritage Value

Built in 1913, the Abram Residence is valued for its association with the early development of the Strathcona neighbourhood during Edmonton's population boom prior to the First World War. The Abram Residence is further valued as an early example of the Foursquare architectural style.

The Abram Residence is located in one of Edmonton's oldest settled neighbourhoods, Strathcona, dating from the arrival of the railways in 1892, and a separate city until amalgamation with Edmonton in 1912. The house was built within the Strathcona neighborhood during a time of development, just after its amalgamation with Edmonton in 1912 and is representative of the typical housing style built in the Mill Creek area during the pre-First World War boom period. Foursquare homes were common within the Strathcona neighbourhood for their budget conscious and simple designs in comparison to the earlier Victorian homes, and provided practical and comfortable living for modest middle class families in the region.

The Abram Residence features a Foursquare design on a square plan. The two-storey residence features a front medium-gabled roof and symmetrical front façade. The owners believe there may be original wood soffits underneath the current aluminum soffits. The front (north) elevation is characterized by an enclosed full length front verandah with four columns supporting a hipped roof. The front verandah features the original fenestration pattern and wooden windows. The overall fenestration is original on the home, but all windows, except for the verandah, have been replaced with vinyl windows. All four elevations are clad in vinyl siding and would have been originally wooden clapboard siding. The lower front portion of the verandah is currently clad in brick, and would have originally been clad in cedar shakes.

The Abram Residence had a range of owners throughout the early 1900s, with the two most notable residents being Benjamin Lawrence Abram and Frank Nurdning. The first owner of the home was Benjamin Lawrence Abram, who obtained the original building permits for the property in 1913, and moved into the home in 1914. He lived in the home with his wife, Jessie Matilda, from 1915 to 1919. According to the Henderson's Directories, Abram worked as a broker with Hulbert & Co. Real Estate and Mortgage Brokers, followed by work as a Manager at Account Metals Ltd. Abram was also a member and Secretary of the Strathcona Oddfellows Association and the Edmonton Oldtimers Association, now the Alberta Pioneers and Descendants Association.

Frank Nurdning was the second long-term resident of the house and lived at the residence from 1920 until 1927. Originally from England, Nurdning was a war veteran who returned from overseas with nervous system injuries. He worked initially as a Manager for the De Laval Company, and went on to work as a candymaker for the famous Pavey Candy Co., one of the first large-scale candy companies in Edmonton. Nurdning was also a very accomplished musician and composer. He was an organist at the First Presbyterian Church, and was a founder of the Orpheus Choral Society in Edmonton.

Character-defining Elements

Key character-defining elements of the Abram Residence include:

- Form, scale and massing as expressed by its two-storey height
- Wood frame construction in a Foursquare design
- Location on the southeast corner of 87 Avenue and 98 Street, within the Strathcona Millcreek area
- Symmetrical front façade
- Front-gabled roof with projecting verges and eaves
- Original fenestration pattern of windows
- Original verandah, with wood windows, wood pillars and trim

Description of City-Funded Work for the Abram Residence

Phase	Description of City-Funded Work	Estimated Cost	Amount Allocated
1.	Exterior Rehabilitation: removal of existing vinyl siding and installation of historically accurate wooden siding	\$36,750	\$18,375
2.	Windows and Doors: restoration of existing windows, manufacture and installation of new windows; installation of new front door	\$39,307	\$19,653.50
3.	House Lift: house lift, installation of lifting beams, cribbing and support, lowering onto new foundation	\$15,435	\$7,717.50
4.	Excavation: excavate old concrete foundation and backfill for new foundation	\$15,015	\$7,507.50
5.	Foundation Replacement: installation of new footing, new foundation walls, new weeping tile and sump pump; new window wells	\$30,427.60	\$15,213.80
6.	Front verandah restoration: new support beams, removal and reinstallation of original windows, other various repairs; removal of brick and replacement with cedar shakes	\$5,822.25	\$2,911.13
7.	Design & Engineering Fees: engineered drawings for foundation replacement, footing plan, and structural beam replacements	\$525.00	\$262.50
8.	General Contractor: supervision of excavation, house lift, basement foundation replacement, weeping tile install	\$6,300	\$3,150
	TOTAL	\$149,581.85	\$74,790.93