

Bylaw 18805 - To Amend the Municipal Historic Resource Designation of the Barto Residence

Purpose

To amend Bylaw 18011, being a Bylaw to Designate the Barto Residence as a Municipal Historic Resource, to append a Rehabilitation and Maintenance Agreement Amending Agreement between the City and the owners of the building, in order to allocate additional funding to support the proper restoration of the structure, and provide additional time for the owners to complete the work on the building.

Readings

Bylaw 18805 is ready for three readings.

Bylaw 18805 is authorized under the *Historical Resources Act*. A majority vote of City Council on all three readings is required for passage.

If Council wishes to give three readings during a single meeting, then prior to moving third reading, Council must unanimously agree “That Bylaw 18805 be considered for third reading.”

Position of Administration

Administration supports this Bylaw.

Executive Summary

Bylaw 18011, being a Bylaw to Designate the Barto Residence as a Municipal Historic Resource, is being amended to append a Rehabilitation and Maintenance Agreement Amending Agreement between the City and the owners of the building, in order to allocate additional funding to support the proper restoration of the structure and provide additional time for the owners to complete the work on the building. The consolidated Bylaw 18011 is being adopted as the official version of Bylaw 18011.

Report

The property known as the Barto Residence was designated as a Municipal Historic Resource under Bylaw 18011 on June 13, 2017. The building was constructed in 1913. The original scope of rehabilitation work included a complete repainting of the exterior of the building, which is original wood clapboard siding. Bylaw 18011 provided

Bylaw 18805 to Amend the Municipal Historic Resource Designation of the Barto Residence

a total of \$48,343.03 from the Heritage Resources Reserve to assist in the costs of rehabilitation. This amount was well below the \$75,000 maximum grant that is available to owners of historic homes.

As the exterior was being prepared for sanding and repainting in the fall of 2017, the contractors discovered that there had been extensive water penetration over the years beneath the wood siding, due to a number of factors. The prolonged water penetration has resulted in approximately 90% of the existing nails in the siding having rusted out to a point where they cannot hold the siding in place. This was only discovered as the siding was being initially sanded and prepared for re-painting. The siding had not been painted in several years, resulting in the problem going unnoticed. Further, the existing paint obscured a more extensive amount of rotten wood siding than had been previously estimated.

To address the issue, the contractor needs to replace nearly all of the existing nail fasteners for the wood siding on the entire house, as well as selected pieces of rotten wood siding, a process which is time consuming. The contractor has completed approximately 85% of this work already, utilizing portions of the original funding that had been provided under Bylaw 18011. The additional funding being requested is to cover the remainder of this work. To accommodate this additional work, the owner is also requesting that the timeline on the project be extended by one year.

This Bylaw incorporates the amendments set out in this Bylaw into Bylaw 18011, and adopts this consolidation as the official version of Bylaw 18011.

Corporate Outcomes and Performance Management

Corporate Outcome(s): Edmontonians are connected to the City in which they live, work and play.			
Outcome(s)	Measure(s)	Result(s)	Target(s)
Unique character and history of neighbourhoods is preserved	Number of designated Municipal Historic Resources in Edmonton	152 designated Municipal Historic Resources as of June 30, 2019	There is no target for the designation of historic resources

Public Engagement

No public engagement is required for this amending bylaw.

Budget/Financial Implications

Upon completion of the project phases, the owner will be paid up to \$60,071.28 for rehabilitation from the Heritage Resources Reserve. The current Reserve balance is sufficient to cover committed funding, including the Barto Residence. The original allocation for the project under Bylaw 18011 was \$48,343.03. To date, the owner has been paid a total of \$29,016.76 for rehabilitation completed on the building.

The total estimated cost of the restoration portion of the project is over \$120,142.56. Beyond the \$60,071.28 grant from the Heritage Resources Reserve, the owner is responsible for all costs associated with the restoration portion of the project.

The Q1 2019 projections for the Reserve (using current commitments) anticipate a Reserve balance of \$1,746,584.35 at the end of 2019. 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 \$774,905.70 at the end of 2020. The Reserve is funded by the tax levy on an annual basis (\$2.3 million in 2019). All unused funds will be used to top up the Reserve for future designations and any overages will be drawn from the Reserve annually.

Legal Implications

This amending bylaw is required in order: (1) to direct Alberta Land Titles to register the new bylaw and Rehabilitation Incentive and Maintenance Agreement Amending Agreement on the property title; and (2) to appoint the City Manager to administer the implementation of the Rehabilitation Incentive and Maintenance Agreement Amending Agreement.

Attachments

1. Bylaw 18805, Bylaw to Designate the Barto Residence as a Municipal Historic Resource Amendment No. 1
2. Bylaw 18805, Schedule "D"
3. Location Map of the Barto Residence
4. Photographs of the Barto Residence

Others Reviewing this Report

- R. Kits, Acting Deputy City Manager, Financial and Corporate Services
- B. Andriachuk, City Solicitor, City Manager's Office