



July 20, 2020

Reference No.: 142550602-002

To: City Council

From: Rhonda Toohey, Acting Branch Manager

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

SUMMARY

This memo initiates the process to designate a historic resource, the Munroe 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 10517 - 126 Street 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 Munroe 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 Munroe Residence as Municipal Historic

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.

Resource (the “Bylaw”) will be brought forward to Council for their consideration.

2. If approved, the Bylaw and corresponding Rehabilitation Incentive and Maintenance Agreement will contemplate funding of up to \$9,367.36 to be provided from the Heritage Resources Reserve to fund City-funded work on the Munroe Residence, as described in Attachment 5.

BACKGROUND

The Munroe 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 May 13, 2020, the owners completed the application requirements to have the Munroe Residence, located at 10517 - 126 Street NW, designated as a Municipal Historic Resource under the provisions of City Policy C450B.

If designated, any future renovation of the Munroe 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 \$9,367.36 for rehabilitation. The current Reserve balance is sufficient to cover the committed funding, including the Munroe Residence.

The total estimated cost of the restoration work for the project is \$18,734.72. Beyond the \$9,367.36 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 Munroe Residence as a Municipal Historic Resource - *Historical Resources Act*
2. Location Map of the Munroe Residence
3. Photographs of the Munroe Residence
4. Heritage Officer's Statement of Significance
5. Description of City-Funded Work for the Munroe Residence

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

HISTORICAL RESOURCES ACT

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

TO: Patrick McTague
10517 - 126 Street NW
Edmonton AB T5N 1V2

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

PLAN XXII-B (RN22B)
BLOCK FORTY THREE (43)
LOT SEVEN (7)
EXCEPTING THEREOUT:
THE MOST NORTHERLY TWENTY (20) FEET IN WIDTH
THROUGHOUT OF SAID LOT

EXCEPTING THEREOUT ALL MINES AND MINERALS

and municipally described as 10517 - 126 Street 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.

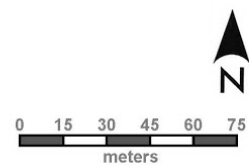
You may also apply by originating application to any judge of the Court of Queen's Bench for an Order shortening the 120 days of protection.

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 Munroe Residence



**10517 126 Street NW
Munroe Residence**



Photographs of the Munroe Residence

Front (West) Elevation



Rear (East) Elevation



Side (South) Elevation



Side (North) Elevation



Heritage Officer's Statement of Significance

Description of Historic Place

The 1913 two-storey Munroe Residence is a modified Foursquare design in wood frame construction. There is horizontal wood siding on the lower level, and wood shingle siding on the upper level. It has a medium-pitch hip roof, with projecting eaves with original wood soffits, fascia, and purlins. Open verandahs are found on both the lower and upper levels. The Munroe Residence is located on a single mid-block lot on a residential street in the Westmount neighbourhood.

Heritage Value

The 1913 Munroe Residence is significant as an early example of wood frame construction, and for its modified Foursquare design. This residence is one of many similar modified Foursquare residences built in the west end of Edmonton during the first quarter of the 20th century.

The Munroe Residence is located in the Groat Estates area, part of the broader Westmount neighbourhood. Groat Estates was named for Malcolm Groat, a Hudson's Bay Company employee who once owned the lands in this area after settling in Edmonton. The community's land was annexed to Edmonton in two parts, in 1904 and 1910. During the economic boom prior to the First World War, parts of the Westmount neighbourhood developed rapidly, particularly after the streetcar from central Edmonton was extended to serve the area in 1911. As a result, there is a large concentration of pre-First World War houses in this part of Westmount.

The two-story Munroe Residence is valued aesthetically as an early example of the Foursquare design in Edmonton. Design elements include the horizontal wood siding on the lower level, and the wood shingle siding on the upper level of the building. The roof is a medium-pitch hip, and features a hip gable. The gable has projecting eaves with wood soffits, fascia, and purlins, and is clad in wood shingles. The single window in the gable has multiple panes with decorative pointed ends. Eaves on the building are projecting, and feature original wood soffits, fascia, and purlins. There are two single windows on the upper level of the façade. Each window is in a 1 over 1 format, with the upper panel having multiple panes with decorative pointed ends. A large window on the lower level to the left of the main entrance is in a 1 over 1 format, with the upper panel having multiple panes with decorative pointed ends. It has a six-paned storm window. All windows on the façade and the north and south elevations have moulded wood lintels and plain slip sills. The building has open verandahs on both the lower and upper levels. The lower level verandah has a straight staircase, three slightly-tapered pillars, and open railings. The upper level verandah is open and has an open railing. Railings on both verandahs may be original. There is a brick chimney located centrally on the roofline.

William Munroe, a cheese factory proprietor who moved to Alberta in his late 70's, was the first recorded occupant of this house (1029 - 26th Street) in 1915. Munroe and his wife, Janet McEwen, moved to Edmonton to be near their son, William Angus Munroe. Munroe's children also included Dr. Hugh Edwin Munroe, a physician and the Lieutenant-Governor of Saskatchewan, and Dr. Margaret Ann Munroe, one of the first female dentists in Canada. Another daughter, Catherine Munroe (Mrs. Meadows) was an optometrist who practiced in Edmonton, and George Albert Munroe, another son, was a captain in the Canadian Army during the First World War and later a dentist in Saskatoon. Munroe and his wife lived out the rest of their lives in Edmonton. Other residents occupied the home over the years, including Joseph O. Eggen, the proprietor of the Glenora Grocery, Edward Bruce Wilkins of the Provincial New Company, and Rose Kramer, an accountant with the Blowery Henry Furniture Company.

Character-defining Elements

The character-defining elements as expressed in the form, massing and materials of the 1913 two-storey Munroe Residence include:

- Wood frame construction, modified Foursquare design
- Horizontal wood siding on lower level; wood shingle siding on upper level and on façade gable
- Medium-pitch hip roof
- Projecting eaves with wood soffits, fascia, and purlins
- Hip gable with projecting eaves with wood soffits, fascia, and purlins
- Single window in hip gable with multiple panes with decorative pointed ends
- Two single windows on upper level of façade, each in a 1 over 1 format, with the upper panel having multiple panes with decorative pointed ends
- Large window on lower level to left of main entrance in a 1 over 1 format, with the upper panel having multiple panes with decorative pointed ends
- Windows on façade and north and south elevations with moulded wood lintels and plain slip sills
- Lower level verandah with a straight staircase, three slightly-tapered pillars and open railings
- Upper level open verandah with open railing
- Brick chimney

Description of City-Funded Work for the Munroe Residence

Phase	Description of City-Funded Work	Estimated Cost	Amount Allocated
1	Storm window rehabilitation: rehabilitation of existing storm windows	\$7,352.72	\$3,676.36
2.	Exterior painting: painting of existing wood cladding exterior	\$11,382.00	\$5,691.00
	TOTAL	\$18,734.72	\$9,367.36