



February 19, 2021

Reference No.: 142573506-003

To: City Council

From: Rhonda Toohey, Acting Branch Manager

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

SUMMARY

This memo initiates the process to designate a historic resource, the Hartley 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 11007 - 128 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 Hartley 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 Hartley 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 \$75,000 to be provided from the Heritage Resources Reserve to fund City-funded work on the Hartley Residence, as described in Attachment 5.

BACKGROUND

The Hartley 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 building was constructed in 1922, and features Craftsman style influences.

On January 3, 2021, the owners completed the application requirements to have the Hartley Residence, located at 11007 - 128 Street NW designated as a Municipal Historic Resource under the provisions of City Policy C450B.

If designated, any future renovation of the Hartley 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 \$75,000 for rehabilitation. The current Reserve balance is sufficient to cover the committed funding, including the Hartley Residence.

The total estimated cost of the restoration work for the project is \$202,500. Beyond the \$75,000 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 \$2,015,360.26 at the end of 2021. 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 \$713,697.22 at the end of 2022. The Reserve is funded by the tax levy on an annual basis (\$2.3 million in 2021 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*.



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

Attachments:

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

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

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

TO: Steven C. Amrhein

and

Kyla Amrhein
11007 - 128 Street NW
Edmonton, AB
T5M 0N7

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 1922 structure known as the Hartley Residence and the land on which such structure is located, legally described as:

PLAN RN60 (LX)
BLOCK 2
LOT 17

EXCEPTING THEREOUT ALL MINES AND MINERALS

and municipally described as 11007 - 128 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 2021

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.

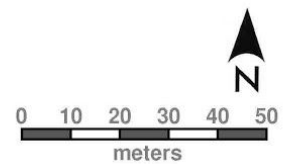
You may also apply by originating application to any judge of the Court of Queen's Bench for an Order shortening the 120 days of protection.

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 Hartley Residence



Hartley Residence
11007 - 128 Street NW



Photographs of the Hartley Residence

Front (West) Elevation



Side (South) and Front (West) Elevations



Side (North) and Front (West) Elevations



Rear (East) Elevation (not included in designation; provided for context)



Heritage Officer's Statement of Significance

Description of Historic Place

The 1922 two-storey Hartley Residence is a wood frame construction building with Craftsman design influences. It has horizontal wood siding on the lower level, and wood shingle siding on the upper level and gable peaks. The roof is a high-pitch, side-facing gable, with projecting eaves and verges are original wood soffits and fascia. The façade is dominated by a large wall dormer with a shed roof, and there is an open verandah. The Hartley Residence is located on a single lot near an intersection on a residential street in the Westmount neighbourhood.

Heritage Value

The 1922 Hartley Residence is significant as an early example of wood frame construction, and its Craftsman design influences.

The two-storey residence is valued aesthetically for its Craftsman design influences. Design elements include the horizontal wood siding on the lower level, and the wood shingle siding on the upper level and in the gable peaks on the north and south elevations. The house features cornerboards and a plain frieze running along the soffits. The roof is a high-pitch, side-facing gable, and features projecting eaves and verges with wood soffits and fascia. The façade is dominated by a large wall dormer with a shed roof. The dormer has two single windows in their original openings; however, the windows themselves have been replaced. The window opening on the lower level of the façade to the right of the main entrance is original; however, the windows themselves have been replaced. All other windows on the north and south elevations have original openings, but all of the windows have been replaced. The open verandah on the lower level has a medium pitch hip roof, and is supported by eight slightly-tapered pillars. Both the verandah and the offset straight staircase have closed railings clad in horizontal wood siding. There is a brick chimney located centrally to the roofline.

Edward Hartley, a chauffeur for Imperial Oil, already living in the neighbourhood at 11038 - 128 Street, applied for a building permit to have his residence built on Lot 17, Block 2, of the Westmount Survey in the spring of 1922. Building permit 276, dated May 17, 1922, allowed for construction of a residence valued at \$3,000 to be built by the contractor Charles Henry Whitham. Whitham came to Edmonton in 1908 and began his construction business at that time. He was later noted for building the Edmonton Bus Depot, Scott Fruit's Building, Gaults Ltd., the Vermillion salt plant, Duvernay chemical plant, and many Edmonton churches and schools. The recorded name of the architect on the building permit is difficult to read, but appears to be Frank Lansdowne and Son, one of the architectural firms listed in the 1922 Henderson's City Directory.

Edward Hartley lived here from 1922 until 1933. He later worked as a salesman, as well as his role as a chauffeur for Imperial Oil. Harold E. Hartley, possibly Edward's brother

and a clerk for the Dominion Bank, also lived at this address in 1925. Harry Jackson, a postal employee, lived here during 1934 and 1935. Harold Martell, a plumber with the Alberta government, lived at this address during 1936 - 1937. Preston Cawley, a Canadian National Railways inspector, lived here from 1938 to 1942; his wife, or widow, then lived here from 1943 until 1948. Lemar B. Seeger, foreman with the Hoover Machine Co. Ltd., a heavy machinery manufacturer, then lived here with his wife Muriel, from 1949 until about 1965. Vern McIntosh moved in during 1966, and a Mrs. Audrey McIntosh still lived here after 1970.

Character-defining Elements

Key character-defining elements of the Hartley Residence include:

- Form, scale and massing as expressed by its two-storey height
- Craftsman design influences
- Horizontal wood siding on the lower level; wood shingle siding on the upper level and in the gable peaks
- High-pitch, side-facing gable roof with projecting eaves and verges, including original wood soffits and fascia
- Cornerboards and a plain frieze running along the soffits
- Large wall dormer on façade with shed roof and wood shingle siding
- Two original window openings on upper level of façade
- Single original window opening on lower level of façade
- Original window openings on north and south elevations
- Open verandah on lower level with medium pitch hip roof, supported by eight slightly-tapered pillars
- Verandah and offset straight staircase have closed railings, clad in horizontal wood siding
- Brick chimney

Description of City-Funded Work for the Hartley Residence

Phase	Description of City-Funded Work	Estimated Cost	Amount Allocated
1.	Window Replacement: replacement of upper bathroom window	\$5,000	\$2,500
2.	Verandah Rehabilitation: installation of a new wood beam supporting the verandah roof; repair and replacement of custom tapered columns, trims and cladding	\$15,000	\$7,500
3.	Foundation Replacement: lifting and placement of house on rear of property; excavation for new foundation; installation of new ICF foundation and capping to tie into existing house	\$175,000	\$61,250
6.	Exterior Cladding Rehabilitation: tie in and replace existing wood cladding as required	\$7,500	\$3,750
	TOTAL	\$202,500	\$75,000