



**PUBLIC AGENDA
MUNICIPAL HERITAGE ADVISORY COMMITTEE**

**Wednesday, June 7, 2017, 11:30 a.m.
Committee Room E, Ground Floor, City Hall
Committee Members:**

**Ms. M. Schwab, Chair
Ms. L. Swystun, Vice Chair
Councillor H. Gough
Ms. L. Fortier
Mr. D. Greer
Ms. J. Lawrence
Ms. P. Lichtenwald
Ms. P. McGillivray
Ms. D. Mercier
Ms. T. Miller
Mr. L. Moker
Mr. R. Pshebylo
Mr. R. Schmid
Mr. J. Scott
Mr. M. Velonas
Mr. M. Williams**

Pages

1. CALL TO ORDER

2. CONFIRMATION OF AGENDA

Recommendation

That the agenda be approved as presented.

3. ADOPTION OF MINUTES

Recommendation

That the minutes of regular meeting of the Municipal Heritage Advisory Committee held on May 3, 2017 be approved.

4. UNFINISHED BUSINESS

5. TRUTH AND RECONCILIATION - CALLS TO ACTION [File No. CK. 225-18]

Director of Aboriginal Relations, Gilles Dorval, will be in attendance to provide an update on this matter.

Recommendation

That the information be received.

6. REPORT OF THE CHAIR

The Chair will provide a verbal update.

7. REPORT OF THE HERITAGE AND DESIGN COORDINATOR [File No. CK 225-18]

The Heritage and Design Coordinator will provide a verbal update.

8. COMMUNICATIONS

9. REPORTS FROM ADMINISTRATION

9.1 Application for Funding Under the Heritage Conservation Program – Arrand Block (520 - 524 11th Street East) [File No. CK. 710-36 and PL. 907–1]

4 - 10

Recommendation

That a report be forwarded to the Standing Policy Committee on Planning, Development and Community Services with a recommendation to City Council:

1. That funding be approved, to a maximum of \$9,953.34 (amortized over three years), through the Heritage Conservation Program for the repair and restoration of the columns at 520 to 524 11th Street East;
2. That the City Solicitor be requested to prepare the appropriate agreement and that His Worship the Mayor and the City Clerk be authorized to execute the agreement under the Corporate Seal; and
3. That the General Manager, Community Services Department, be authorized to remit payment of the grant following completion of the project.

9.2 Application for Funding Under the Heritage Conservation Program – Tupper House (518 11th Street East) [File No. CK. 710-67 and PL. 907–1]

11 - 16

Recommendation

That this report be forwarded to the Standing Policy Committee on Planning, Development and Community Services with a recommendation to City Council:

1. That funding be approved, to a maximum of \$10,000 (amortized over three years), through the Heritage Conservation Program for the structural work at 518 11th Street East;
2. That the City Solicitor be requested to prepare the appropriate

agreement, and that His Worship the Mayor and the City Clerk be authorized to execute the agreement under the Corporate Seal; and

3. That the General Manager, Community Services Department, be requested to remit payment of the grant following completion of the project.

10. STATEMENT OF EXPENDITURES [File No. CK 225-18]

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Attached is a current statement of expenditures.

Recommendation

That the information be received.

11. PUBLICATIONS

- Email - Heritage Saskatchewan Newsletter - May 9, 2017; and
- Email - Heritage Saskatchewan Newsletter - May 23, 2017;
- Magazine - City of Saskatoon Semi-Annual Publication, Planning + Design - Spring/Summer 2017 (Copy attached).

Recommendation

That the information be received.

12. IN CAMERA AGENDA ITEMS

Recommendation

That the following items be considered *In Camera*.

**12.1 HERITAGE AWARDS PROGRAM ADMINISTRATOR RECRUITMENT
[File No. CK. 710-38]**

[In Camera - Consultations/Deliberations - Section 16(1)(b) LAFOIPP]

13. ADJOURNMENT

Application for Funding Under the Heritage Conservation Program – Arrand Block (520 - 524 11th Street East)

Recommendation

That a report be forwarded to the Standing Policy Committee on Planning, Development and Community Services with a recommendation to City Council:

1. That funding be approved, to a maximum of \$9,953.34 (amortized over three years), through the Heritage Conservation Program for the repair and restoration of the columns at 520 to 524 11th Street East;
2. That the City Solicitor be requested to prepare the appropriate agreement and that His Worship the Mayor and the City Clerk be authorized to execute the agreement under the Corporate Seal; and
3. That the General Manager, Community Services Department, be authorized to remit payment of the grant following completion of the project.

Topic and Purpose

The purpose of the report is to request funding, under the Heritage Conservation Program, for the Arrand Block located at 520 to 524 11th Street East.

Report Highlights

1. The Arrand Block features a three-storey, classically-inspired brick apartment building, which was constructed in 1912 (see Attachment 1). The heritage value of the building resides primarily in its neoclassical architecture and its association with the Arrand family, who were prominent contractors and well-known concrete specialists in Saskatoon.
2. Funding is being requested for the repair and restoration of the balcony columns. The building qualifies for financial support under the Heritage Conservation Program.
3. This is the second application by the Arrand Block for incentives under the Heritage Conservation Program. The property owners for the Arrand Block previously received funding for the repair of a balcony in 2016.

Strategic Goal

Under the City of Saskatoon's (City) Strategic Goal of Sustainable Growth, this report supports the preservation of the character of heritage buildings and historical landmarks.

Background

The Heritage Conservation Program, under Civic Heritage Policy No. C10-020, provides funding for designated Municipal Heritage Properties for the conservation and rehabilitation of the character-defining elements of a heritage property. Financial incentives include a grant for 50% of the eligible costs of a project, to a maximum of \$150,000.

Report

Arrand Block

Built by the prominent James and Walter T. Arrand Contractors' Company during the city's 1910 to 1912 building boom, the Arrand Block is unique in Saskatoon and its elegance reflects the fact that the builders intended to reside in the building themselves. The structure's neoclassical columns, which support ornate balconies, accentuate the unique design of the building.

As owners of one of Saskatoon's major construction companies, the Arrand cousins were contractors for several notable structures in the city, including the Broadway Bridge, the University of Saskatchewan's Memorial Gates, the Saskatoon School for the Deaf, and the former Capitol Theatre.

Retaining much of its original charm, the Arrand Block remains one of the few "boom time" apartment buildings from an era when many commercial and residential structures began to dominate Saskatoon's major streetscapes. The Arrand Block was designated as a Municipal Heritage Property in 1989.

Column Repair and Restoration

The property owners of the Arrand Block plan to undertake work to repair and restore the six large concrete columns on the building's façade. Many of the columns are experiencing chipping and cracking of both the paint and concrete (see Attachment 2).

The proposed work includes:

- a) paint removal;
- b) concrete repair;
- c) fiber mesh reinforcement; and
- d) application of an acrylic primer and finish coat.

The Heritage Conservation Program provides funding for up to 50% of costs related to conservation of the heritage elements of the property. For this project, the owner qualifies for a maximum of \$9,953.34 in the form of a grant amortized over a three-year period (see Attachment 3).

Funding History

This is the second application by the Arrand Block for incentives under the Heritage Conservation Program since its designation in 1989. In 2016, the property owners received \$4,200 for the maintenance on the building's second floor west side balcony.

Options to the Recommendation

City Council could choose to deny the funding request; although, the project qualifies for funding under the Heritage Conservation Program.

Public and/or Stakeholder Involvement

Public and/or stakeholder consultation is not required.

Policy Implications

The project complies with Civic Heritage Policy No. C10-020.

Financial Implications

The total estimated cost of this project is \$19,906.68, and under Civic Heritage Policy No. C10-020, the project would qualify for 50% of the eligible costs. If the application is approved, the amount of this grant will be amortized over three years (\$3,317.78 annually) and will commence following completion.

The balance of the Heritage Reserve is \$132,355.14; \$29,368.24 of which is available for financial incentives under the Heritage Conservation Program. The grant will be funded through the Heritage Reserve and will not impact the funding of new and existing projects.

Other Considerations/Implications

There are no environmental, privacy, or CPTED implications or considerations; a communication plan is not required at this time.

Due Date for Follow-up and/or Project Completion

Once it is determined that the project is complete, the Administration will process the grant payment.

Public Notice

Public notice, pursuant to Section 3 of Public Notice Policy No. C01-021, is not required.

Attachments

1. Photograph of Subject Property
2. Column Photographs
3. Arrand Block – Cost Estimates

Report Approval

Written by: Catherine Kambeitz, Heritage and Design Coordinator, Planning and Development

Reviewed by: Lesley Anderson, Director of Planning and Development

Approved by: Randy Grauer, General Manager, Community Services Department

S/Reports/2017/PD/MHAC – Application for Funding Under the Heritage Conservation Program – Arrand Block (520 to 524 11th Street East/lc

Photograph of Subject Property



Arrand Block (2015)

Source: City of Saskatoon





Arrand Block - Cost Estimates

Item	Description of Work	Estimate
Columns	• Polymer base coat and acrylic finish over concrete base	\$11,340.00
Trim	• Column crown trim top and bottom (polymer base coat plus acrylic finish)	\$ 1,840.00
Base Plate	• Column base plate (polymer base coat plus acrylic finish)	\$ 210.00
Fascia	• Deck fascia (polymer base coat plus acrylic finish)	\$ 3,228.75
Ceiling	• Deck Ceiling (polymer base coat plus acrylic finish)	\$ 2,340.00

Subtotal:	\$18,958.75
Taxes (5%):	\$ 947.93
Total Eligible Project Cost:	<u>\$19,906.68</u>
50% of Costs (City Contribution):	\$ 9,953.34
3 Years (Amortization):	\$ 3,317.78

Application for Funding Under the Heritage Conservation Program – Tupper House (518 11th Street East)

Recommendation

That this report be forwarded to the Standing Policy Committee on Planning, Development and Community Services with a recommendation to City Council:

1. That funding be approved, to a maximum of \$10,000 (amortized over three years), through the Heritage Conservation Program for the structural work at 518 11th Street East;
2. That the City Solicitor be requested to prepare the appropriate agreement, and that His Worship the Mayor and the City Clerk be authorized to execute the agreement under the Corporate Seal; and
3. That the General Manager, Community Services Department, be requested to remit payment of the grant following completion of the project.

Topic and Purpose

The purpose of the report is to request funding, under the Heritage Conservation Program, for restoration work to be performed at the Tupper House located at 518 11th Street East.

Report Highlights

1. The Tupper House is a Municipal Heritage Property in the neighbourhood of Nutana (see Attachment 1). This heritage home is valued for its eclectic, late Victorian architecture, with Queen Anne influences, and its association with, and contribution to, one of Nutana's historic streetscapes.
2. Funding is being requested for work to restore the structural integrity of the home's basement. The building qualifies for financial support under the Heritage Conservation Program.
3. This is the first application by the property owners of the Tupper House for incentives under the Heritage Conservation Program.

Strategic Goal

Under the City of Saskatoon's (City) Strategic Goal of Sustainable Growth, this report supports the preservation of the character of heritage buildings and historical landmarks.

Background

The Heritage Conservation Program, under Civic Heritage Policy No. C10-020, provides funding for designated Municipal Heritage Properties for the conservation and rehabilitation of the character-defining elements of a heritage property. Financial incentives include a grant for 50% of the eligible costs of a project, to a maximum of \$150,000. Properties also qualify for a refund of 50% of any building permit and development permit fees.

Report

Tupper House

Built in 1909, the Tupper House is a modest one-and-three-quarter-storey dwelling that exhibits eclectic, late Victorian styling, with Queen Anne influences. The character-defining elements of the Tupper House include its hipped roof with gabled dormers, bay front wall with a leaded stained glass window, and front door ornamentation with its Victorian “twist” doorbell. The Tupper House was designated as a Municipal Heritage Property in 2016.

Structural Work

The property owners of the Tupper House plan to undertake work to restore the structural integrity of the home’s basement (see Attachment 2). Reinforcement work includes:

- 1) building a structural wall;
- 2) sealing foundation cracks; and
- 3) installing a sump pump.

The work being proposed will improve upon previous work that was completed in 2016 (prior to the home’s heritage designation), which involved the installation of beams to add vertical support to the west and south walls.

The Heritage Conservation Program provides funding for up to 50% of costs related to restoration of the heritage elements of the property. Work necessary to restore structural integrity is also considered eligible. For this project, the owner qualifies for a maximum of \$10,000 (including a permit fee rebate) in the form of a grant amortized over a three-year period (see Attachment 3).

Funding History

This is the first application by the property owners of the Tupper House for incentives under the Heritage Conservation Program since its designation in 2016.

Options to the Recommendation

This project qualifies for funding under the Heritage Conservation Program. The option exists for City Council to deny the funding request. In this case, further direction would be required.

Public and/or Stakeholder Involvement

Public and/or stakeholder consultations are not required.

Policy Implications

The project complies with Civic Heritage Policy No. C10-020.

Financial Implications

The total estimated cost of this project is \$20,000. Under Civic Heritage Policy No. C10-020, this project would qualify for 50% of the eligible costs. Upon approval of the application, the amount of this grant will be amortized over three years (\$3,333.33 annually) and will commence following completion of the project.

Application for Funding Under the Heritage Conservation Program – Tupper House (518 11th Street East)

The balance of the Heritage Reserve is \$132,355.14, of which \$29,368.24 is available for financial incentives under the Heritage Conservation Program. The grant will be funded through the Heritage Reserve and will not impact the funding of new and existing projects.

Other Considerations/Implications

There are no environmental, privacy, or CPTED implications or considerations; a communication plan is not required at this time.

Due Date for Follow-up and/or Project Completion

Upon determination of project completion, the Administration will process the grant payment.

Public Notice

Public notice, pursuant to Section 3 of Public Notice Policy No. C01-021, is not required.

Attachments

1. Photographs of Subject Property
2. Damaged Foundation Photographs (Excerpt of Engineer's Report)
3. Tupper House – Cost Estimates

Report Approval

Written by: Catherine Kambeitz, Heritage and Design Coordinator, Planning and Development

Reviewed by: Lesley Anderson, Director of Planning and Development

Approved by: Randy Grauer, General Manager, Community Services Department

S/Reports/2017/PD/MHAC – Application for Funding Under the Heritage Conservation Program – Tupper House (518 11th Street East)/ks

Photographs of Subject Property



Tupper House (2016)

Source: Property Owner



Tupper House with
Arrand Block (1920s)

Source: LH-3908

Damaged Foundation Photographs (Excerpt of Engineer's Report)

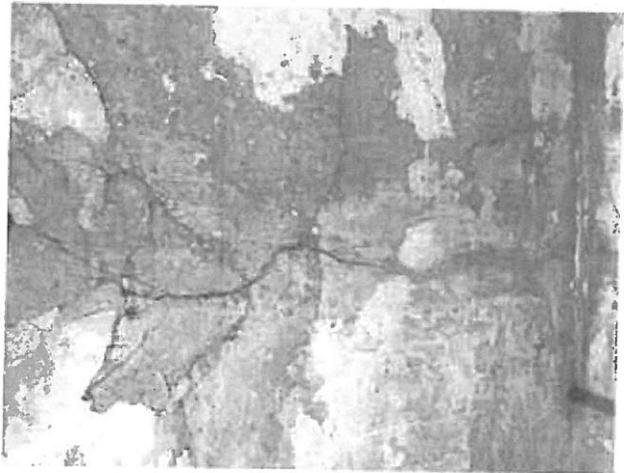
Heritage Conservation Program – 518 11th St. E. – Work to Restore Structural Integrity

As detailed on the attached engineer's report, the work to be undertaken is required to repair the basement "that is cracked and has been forced inward." The reinforcement includes:

- Building a structural wall of 2x8 ACQ unincised pressure treated wood
- Sealing cracks with a mastic sealant and further sealed with concrete/polyethylene
- Installation of a sump pump to remove any water that may still penetrate the basement and cause further foundation problems

This improves substantially on work done in 2016 (prior to the house's heritage designation), which involved the installation of built-up beams to add vertical support to the west and south walls.

Sample photographs of the damaged foundation are included below.



Tupper House - Cost Estimates

Item	Description of Work	Estimate
Building Permit	<ul style="list-style-type: none"> City of Saskatoon permit 	\$ 490.00
Concrete	<ul style="list-style-type: none"> Supply and installation of concrete behind structural walls at window locations Engineering 	\$2,340.00
Angle Iron	<ul style="list-style-type: none"> Supply and installation of angle iron to support structural walls 	\$2,660.00
Framing	<ul style="list-style-type: none"> Framing of exterior walls on east, west, and south walls 	\$5,740.00
Framing	<ul style="list-style-type: none"> Framing of structural wall in front of concrete pony wall (north wall) 	\$1,440.00
Sump Pump	<ul style="list-style-type: none"> Supply and installation 	\$2,450.00
Concrete Repair	<ul style="list-style-type: none"> Patching of cracks in concrete 	\$ 765.00
Labour	<ul style="list-style-type: none"> Labour fees 	\$3,165.00

Subtotal (Inc. Construction Fee):	\$19,050.00
Estimated Taxes:	\$ 950.00
Total Eligible Project Cost:	<u>\$20,000.00</u>
50% of Costs (City Contribution):	\$10,000.00
Three Years (Amortization):	\$ 3,333.33

01-5596-103 - MUNICIPAL HERITAGE ADVISORY COMMITTEE - 2017 BUDGET - \$17,900

DATE	NUMBER	DESCRIPTION	DEBIT	CREDIT	DB-CR	GL	TOTAL SPENT	BUDGET REMAINING
		Beginning Balance			17,900			\$17,900
2017 Budget - Heritage Awards					\$3,600.00			
		Expenditures - Heritage Awards					\$0.00	
2017 Budget- Open Doors Event					\$9,600.00			
12-Jan	ID150039	Transfer of funds from MHAC budget allocated	\$8,100.00	\$0.00	\$8,100.00			
30-May	ID150041	Transfer of funds from MHAC budget allocated - Additional funding for advertising of event	\$1,500.00	\$0.00	\$1,500.00			
		Expenditures - Open Doors Event					\$9,600.00	
2017 Membership Fees					\$200.00			
10-Jan	R572761	Heritage Saskatchewan Membership Renewal 2017	\$52.50	\$2.50	\$50.00			
10-Jan	R572762	Saskatoon Heritage Society	\$30.00	\$0.00	\$30.00			
		Expenditures - Memberships					\$80.00	
2017 - Heritage Festival					\$300.00			
1/9/2017	APV386530	Heritage Festival of Stoon - Exhibitor Fees	\$60.00	\$0.00	\$60.00			
		Expenditures - Heritage Festival					\$60.00	
2017 Research and Education					\$4,200.00			
		Expenditures Research and Education					\$0.00	
							\$9,740.00	\$8,160.00