
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

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