



# City of Prince Albert

## RPT 2024-218

**TITLE:** Heritage Property Alteration – Holmes Residence – 585 19th Street East

**DATE:** July 11, 2024

**TO:** City Council

**PUBLIC:** X                                **INCAMERA:**

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### RECOMMENDATION:

That the request to alter the Municipal Heritage Property known as the Holmes Residence, currently referred to as Kilarney Kastle, located at 585 19<sup>th</sup> Street East, legally described as Lots 20-23, Block 34, Plan B651, be approved.

### EXECUTIVE SUMMARY:

The Community Development Department is in receipt of an application to restore the Municipal Heritage Property located at 585 19<sup>th</sup> Street East, known as the Holmes Residence, currently referred to as Kilarney Kastle.

Due to the damage caused by a recent fire, many of the Character Defining Elements identified in Bylaw No. 21 of 2006, the Municipal Heritage Designation Bylaw for this property, have been damaged beyond repair or have been removed from the building during clean up. To restore the building's internal Character Defining Elements, primarily the woodwork found throughout the house, the applicant will be matching samples extracted from the building to the products they use in the renovation to recreate the protected elements as best as possible. Since all the proposed alterations align with regulations and guidelines set in *the City of Prince Albert Zoning Bylaw No. 1 of 2019* and the *Heritage Property Act and the Standards and Guidelines for the Conservation of Historic Places in Canada*, Administration recommends the application be approved.

### BACKGROUND:

Bylaw No. 21 of 2006 designated the property located at 585 6<sup>th</sup> Avenue East, the Holmes Residence, a Municipal Heritage Property. This bylaw identifies that this building holds significant architectural and historical value for the City of Prince Albert:

*"The Home is associated with the original owner, Andrew Holmes, who worked as a carpenter and joiner under the firm "Garvin & Holmes". Mr. Holmes was an influential*

*businessman who participated in municipal government as Councillor, Alderman, and Mayor. Mr. Holmes was also a veteran of the 1885 rebellion.”*

Although not yet adopted, as part of a past Heritage Advisory Committee initiative, an amendment to Bylaw No. 21 of 2006 was prepared, which provides a more detailed listing of the Character Defining Elements and guidelines for alterations within the Holmes Residence and it reads:

*"Reconstruction, repair or replacement of Heritage Properties are to be in material, size, shape, color and configuration which match the original character defining element.*

*The character defining elements of the Holmes Residence include:*

- *Large front veranda with pillar columns and Widow's walk from second story;*
- *Main floor columns with fluted shafts and ionic capitals;*
- *Second level columns with smooth shafts and ionic capitals;*
- *Classical balusters in railing ;*
- *Arched top door to second level balcony;*
- *Carriage access to veranda;*
- *Intricate roof design with two asymmetrical fireplace chimneys;*
- *Exterior brick work detail;*
- *Half round windows on third level;*
- *Oak finishing and flooring; and,*
- *Significantly located on East Hill with front of building having full view of the river.”*

In December of 2023, an electrical fire on the third floor of the Holmes Residence resulted in significant damage to the Southwest corner of the building. In addition to the fire damage and the water damage caused by putting out the fire, the clean up process saw a considerable change to the interior of the building with the majority of the lath and plaster, drywall, flooring, baseboards and trim, and other finishes being completely removed. In accordance with the Municipal Heritage Bylaw and the Heritage Property Act, the property owner is applying to receive permission to alter the building, completing the necessary renovation to return it to its original state, or to a reasonable approximation.

## **PROPOSED APPROACH AND RATIONALE:**

As outlined in the “*Letter of Request,*” the applicant is looking to start the renovation work immediately and have the property open to the public by December 2024. As well, per the attached letter “*Damage & Proposed Restoration Details,*” the Character Defining Elements that have been removed from the building are proposed to be repaired as follows:

- Both the half round windows on third floor will be replaced with windows that match the original design but with PVC framing and Triple Glazing;
- All oak finishing and flooring (other than a few rooms on the main floor) will be finished with a hardwood product to match;
- Oak flooring on the Widow's Walk from the second storey will be replaced and finished with a hardwood product to match; and,
- The Southwest corner of the roof will be rebuilt to match the previous shape and design.

As per sections and 4.3.3 of the *Standards and Guidelines for the Conservation of Historic Places in Canada*, the application submitted meets the following intent:

*“The new work should be well documented and unobtrusively dated to guide future research and treatment” . . . “Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.”*

Therefore, based on the information provided and the heritage value review undertaken by Administration in accordance with the *Standards and Guidelines for the Conservation of Historic Places*, Administration supports this heritage property restoration application and recommends approval.

#### **CONSULTATIONS:**

Community Development has been in contact with the applicant throughout the review process to ensure that they are aware of municipal requirements, processes, and options, and to manage expectations and timelines.

This alteration application has been forwarded to the Department of Public Works, Parks/Rec/Culture, Fire and Emergency Services, and the Building Division and no issues have been raised.

#### **COMMUNICATION AND/OR ANNOUNCEMENT PLAN:**

The applicant will be notified of City Council’s decision. Should any of the proposed finishes change over the course of the restoration project, Administration will work with the Property Owner to ensure that the alternative is appropriate.

#### **OTHER CONSIDERATIONS/IMPLICATIONS:**

There are no other options to the recommendation or any financial, policy, privacy, legal, safety or environmental implications to consider with this report.

#### **STRATEGIC PLAN:**

The strategic priority of Promoting a Progressive Community references the City’s Culture Plan, which is intended to bolster and promote Prince Albert’s unique cultural qualities. The proper management and maintenance of PA’s municipal heritage properties is critical in keeping with the Culture Plan as there are few examples in existence and they form a valuable part of our past.

#### **OFFICIAL COMMUNITY PLAN:**

The approval of this Heritage Property Restoration is also supported by the Official Community Plan goal to preserve and revitalize heritage properties:

*“Support and encourage heritage and historic revitalization and enhancement initiatives... Encourage retention of heritage features throughout the community.. Take a proactive and visionary approach toward the preservation of heritage feature.”*

**PUBLIC NOTICE:**

Public Notice pursuant to the Public Notice Bylaw No. 24 of 2015 is not required.

**ATTACHMENTS:**

1. Location Plan
2. Letter of Request
3. Damage and Proposed Restoration Details

**Written by:** Darien Frantik, Planner

**Approved by:** Director of Community Development Department & City Manager