

Notice of Intention to Designate

Garneau Theatre as Municipal Historic Resource

Recommendation:

That Executive Committee recommend to City Council:

1. That a Notice of Intention to Designate a Municipal Historic Resource, as outlined in Attachment 1 of the May 27, 2009, Planning and Development Department report 2009PPP123, be served to the owner of the property occupied by the Garneau Theatre located at 8708 to 8728 - 109 Street NW, in accordance with section 26 of the *Historical Resources Act R.S.A. 2000*.
2. That the funding of \$547,239.30 for this project be provided from the Heritage Reserve Fund (Internal Order #174101).

Report Summary

The action recommended in this report initiates the process of designating a heritage building as a Municipal Historic Resource in accordance with the *Historical Resources Act*.

Report

- Garneau Theatre is on the Inventory of Historic Resources in Edmonton and merits designation under City Policy C-450B - "A Policy to Encourage the Designation and Rehabilitation of Municipal Historic Resources in Edmonton." The property is currently owned by 1282916 Alberta Ltd.

- On May 14, 2009, the owners completed the application requirements to have Garneau Theatre designated as a Municipal Historic Resource under the provisions of City Policy C-450B.
- Any future restoration or rehabilitation will meet the *Standards and Guidelines for the Conservation of Historic Places in Canada*.
- The designation of this property will ensure its proper restoration and protection in the future.

Policy

The Municipal Historic Resource Designation of Garneau Theatre complies with and advances the goals of City Policy C-450B.

Budget/Financial Implications

- Upon completion of each of the project phases as outlined in Attachment 5, the owner will be paid up to \$547,239.30 as a rehabilitation incentive from Internal Order #174101 - Heritage Reserve Fund. This funding scheme is based on 50% of the total cost of restoration work.
- Should the owner wish to apply funding from the Alberta Historical Resources Foundation for restoration work, the owner may only receive up to 33% of the above allocated funds from the Historic Resource Management Program.
- The total budget for restoring and renovating the entire Garneau Theatre including interior work, electrical, mechanical, etc. is an estimated \$1,837,544.

Justification of Recommendation

1. Issuance of a Notice of Intention to Designate and subsequent approval of the designation bylaw will give Administration the authority to ensure that the building is restored and maintained in accordance with sound principles of conservation.
2. Rehabilitation incentive funds will be available from Internal Order # 174101 - Heritage Reserve Fund.

Attachments

1. Notice of Intention to designate Garneau Theatre as a Municipal Historic Resource
2. Location of Garneau Theatre, 8708 - 8728 - 109 Street NW
3. Photograph of Garneau Theatre
4. Statement of Significance for Garneau Theatre
5. Description of City Funded Restoration Work on Garneau Theatre

Notice of Intention to Designate Garneau Theatre as a Municipal Historic Resource

NOTICE OF INTENTION TO DESIGNATE GARNEAU THEATRE AS A MUNICIPAL HISTORIC RESOURCE

HISTORICAL RESOURCES ACT
Section 26 H.R.A., R.S.A. 1980, c.H-8, as amended

TO: 1282916 Alberta Ltd.
c/o Fraser Milner Casgrain LLP
2900 Manulife Place
10180-101 Street NW
Edmonton AB T5J 3V5

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 site legally described as:

Plan 782AT, Block 148, Lots E – H

Excepting thereout all mines and minerals.

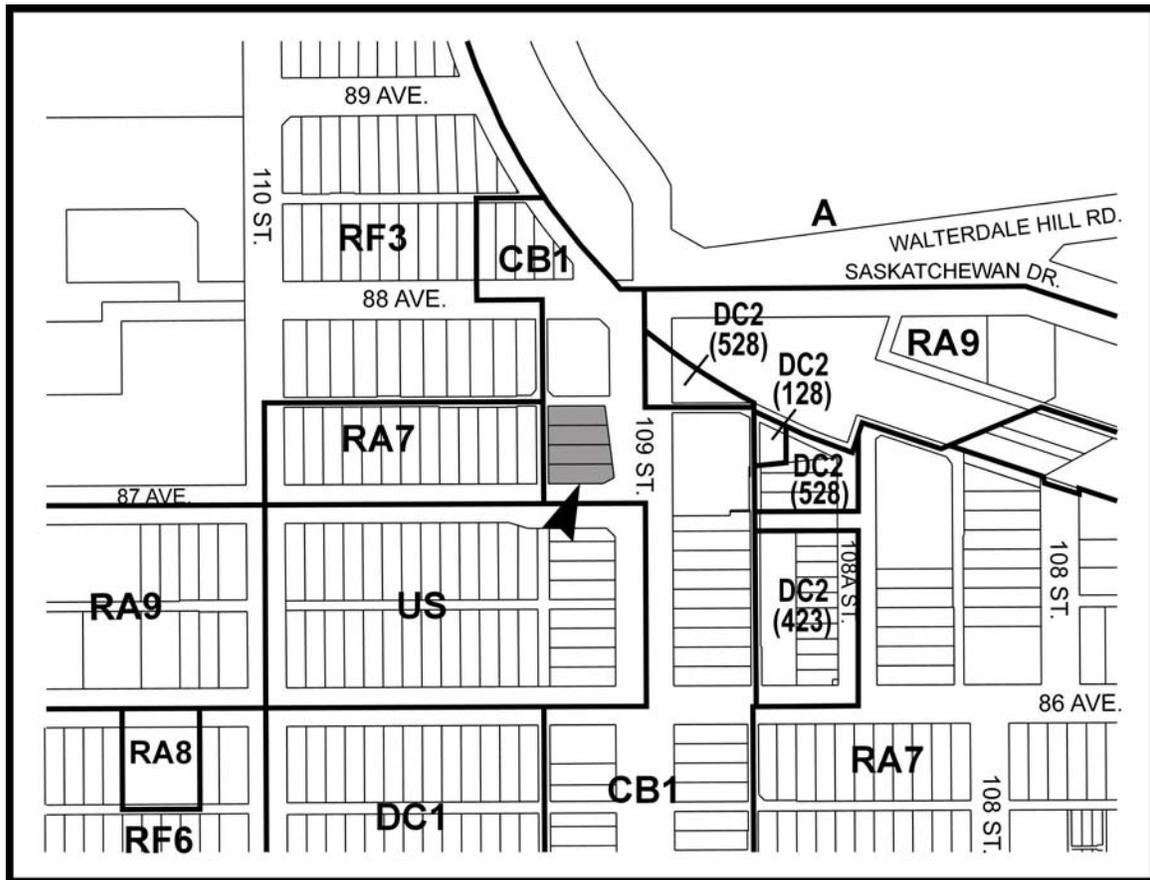
and located at 8708 - 8728 -109 Street NW and containing the original 1940 building known as Garneau Theatre located on the site be designated a MUNICIPAL HISTORIC RESOURCE under Section 26 of the Historical Resources Act, as amended from time to time.

AND TAKE FURTHER NOTICE THAT the Municipal Council of the City of Edmonton has appointed the General Manager of the Planning and Development Department to implement matters arising from the issuance of the Notice of Intention to Designate a Municipal Historic Resource.

DATED this day of 2009.

General Manager
Planning and Development Department
Agent for the City of Edmonton

Location of Garneau Theatre – 8708 – 8728 - 109 Street NW



LOCATION OF GARNEAU THEATRE
8708-8728 - 109 Street

Plan 782AT Block 148 Lots E-H

Excepting thereout all mines and minerals

Site Location
 PLANNING AND DEVELOPMENT DEPARTMENT

Photographs of Garneau Theatre

Garneau Theatre in 1942



Rendering showing the restored Garneau Theatre



Garneau Theatre marquee and neon sign at night

Statement of Significance for Garneau Theatre

Description of Historic Place

Garneau Theatre is a combined theatre and commercial retail structure, identifiable for its two tone brick, stucco marquee and one storey retail portion. The building is situated on four city lots, in a prominent corner location at 109 Street and 87 Avenue and is immediately south of the historic High Level Bridge. The Garneau Theatre's name indirectly commemorates Laurent Garneau, an important pioneer, who homesteaded in Strathcona in 1874.

Heritage Value

Garneau Theatre is a local landmark that has heritage value as one of the few surviving World War II suburban theatres in Edmonton. Additionally, it is an excellent example of the Art Deco "moderne" style of theatre architecture, reflecting the work of its architect William G. Blakey, an architect of considerable importance in Edmonton. Other buildings by Blakey include Masonic Temple, Christ Church, west wing of the Glenrose Hospital, the Roxy Theatre and his own house the William Blakey Residence.

Garneau Theatre reflects Edmonton embracing modern style of architecture and the social activity of going to the movies. Designed and built in 1940, it is valued as having been built during World War II and as an early suburban movie theatre, illustrating the demographic shift to the suburbs. The Garneau is considered to be the second of Edmonton's neighbourhood theatres after the Roxy Theatre located at 124 Street and 107 Avenue, which was built in 1938.

The Garneau was built as a cinema with integral retail stores. The theatre is contained in a rectangular brick box, 60 by 125 feet and approximately 30 feet high that is located at the rear (west) of the property and oriented north-south. The stores are entered from 109 Street, while the entrance to the theatre is inserted between two storefronts, beneath the marquee. The original black cladding of the storefront was "carrara glass", which is now considered to be a missing architectural element to be replaced. The tall sign above the marquee spells out "Garneau" in vertically stacked letters.

The modernism of the Garneau is found in its uncompromising rectilinearity, the use of colour and geometric decoration in the place of historical ornament, and the exploitation of unadorned materials. The style is usually called Art Deco, a name that originated as a shortened version of the *Exposition des Arts Decoratifs et Industriels*, a design fair held in Paris in 1925 which exhibited work of this kind. The terms Moderne, Modernistic and Streamlined Moderne are also used to describe this style. Whatever it may be called, this was an important early stage in the international evolution of modern architecture. The Garneau Theatre holds its position well when compared to any of the good Art Deco theatres built across Canada during this period, such as the Vogue Theatre in Vancouver also built in 1940 and designed by Kaplan and Sprachman of Toronto.

Character Defining Elements

Key elements that define the heritage character of Garneau Theatre include its:

- prominent corner location, on the south end of the High Level Bridge;
- dignified form, scale and massing as expressed by its flat roof, two storey height rectilinear box 60 ft. by 125 ft. with a height of 30 ft. containing the theatre and the one storey retail portion fronting 109 Street;
- two tone brown brick on the rectilinear rear portion of the building;
- the word “Garneau” in the darker brown brick;
- the stucco overhangs with soffit lighting or pot lighting that light up the words Garneau on the north and south elevations;
- the stucco marquee with the neon vertically stacked letters “GARNEAU” and ladder;
- marquee soffit lighting;
- the theatre lobby entrance located between two storefronts;
- fenestration, including glass block and doorways in the retail portion fronting 109 Street, with the use of commercial stainless steel framed doors and windows;
- carrara glass cladding replaced “in kind” with Goldray Carrara replica glass;
- the with stucco finished parapet above the carrara glass, containing horizontal speed lines and signage for the stores;
- two 1940’s and 50’s style billboards located on the north and south sides of the marquee;
- interior elements in the theatre lobby entrance such as the terrazzo floor finish.

Description of City Funded Restoration Work on Garneau Theatre

Phase	Description of City Funded Work for Immigration Hall	Total Cost	Amount Allocated
1.	Selective Demolition: Remove front CRU Walls Remove & re-install ext. signage	\$ 31,875.00	\$ 15,937.50
2.	Masonry: Brick restoration Paint Removal Repair brick, glass block Masonry incidentals	\$ 172,250.00	\$ 86,125.00
3.	Carpentry: Repairs to Marquee	\$ 12,750.00	\$ 6,375.00
4.	Exterior Restoration: Cladding –restore speed lines, entrance soffit Roofing-theatre portion Roofing CRU's/Marquee	\$ 307,625.00	\$153,812.50
5.	Doors & Windows: Theatre/CRU Entrance doors Stainless Steel Alum. Windows Goldray carrara replica glass	\$ 200,963.00	\$100,481.50
6.	Finishes: Repair stucco on parapet & marquee Front wall framing Repair Theatre Lobby Repair terrazzo flooring	\$ 177,188.00	\$ 88,594.00
7.	Signage: Restoration and new replacements	\$ 37,500.00	\$ 18,750.00
8.	Restore marquee soffit lighting	\$ 9,375.00	\$ 4,687.50
9.	Architectural Services and fees.	\$ 77,000.00	\$ 25,000.00
Subtotal		\$1,026,526.00	\$499,763.00
	Contingency 10% only if required		\$ 47,476.00
	Total Incentive		\$547,239.30