

# The Wolseley Courthouse Civic Re-Use Project



Prepared by the Wolseley Heritage  
Foundation.

March 15<sup>th</sup>, 2013

## **Index**

	<b>Page</b>
<b>1. Executive Summary.....</b>	<b>3</b>
<b>2. Introduction.....</b>	<b>3</b>
<b>3. Proponent Information.....</b>	<b>4</b>
<b>4. Project Benefits.....</b>	<b>5</b>
<b>5. Project Timeline.....</b>	<b>6</b>
<b>6. Construction Schedule.....</b>	<b>6</b>
<b>7. Conceptual Layout.....</b>	<b>8</b>
<b>8. Project Budget.....</b>	<b>11</b>
<b>9. Financial Plan.....</b>	<b>12</b>
<b>10. Conclusion.....</b>	<b>12</b>
<b>11. Appendices</b>	
<b>A. Statement of Significance of Courthouse (designation criteria).</b>	
<b>B. Existing floor plan.</b>	
<b>C. Proponent Structure and Associated Partners</b>	

## **1. Executive Summary**

The Wolseley Heritage Foundation, under endorsement from the Town of Wolseley, has developed the following civic organization plan for the Wolseley Courthouse, The Wolseley Museum, and the current Town of Wolseley municipal offices. The intention of the plan is to i) solve several civic issues related to municipal buildings in Wolseley, ii) transfer the ownership of the Wolseley Courthouse from the Province of Saskatchewan to The Municipality of Wolseley, and iii) provide a use for the Wolseley Courthouse that will be sustainable and culturally valuable to the community of Wolseley. It is proposed that The Town of Wolseley is the most suitable owner of the building as they provide stability and would ensure correct maintenance, security, and preservation of this historically important building. Further, this plan offers to solve additional civic use problems by identifying opportunities to provide spaces for the Wolseley Museum and the Wolseley Town Office.

## **2. Introduction**

The Wolseley Heritage Foundation, in partnership with the Town of Wolseley, has undertaken the Wolseley Courthouse Civic Reorganization Project as part of the effort to forward the community's vision of developing and promoting a healthy and prosperous community within the context of cultural and historic preservation, with the express intent of having the stakeholders play a leadership role in the social, economic, cultural and environmental revitalization of the community. The revitalization of The Wolseley Courthouse is supported by our community's progressive vision and the implementation of this plan would add an important cultural facility to the town and region of Wolseley.

This plan incorporates two key components. The first component is the revitalization of the Wolseley Courthouse, which is best approached by breaking the project into two phases. The first phase is the rehabilitation of the exterior of the building. The second phase is the rehabilitation of the interior of the building such that it is ready for occupancy by the municipal government office and council. The second component of the plan is the civic re-use associated with moving the municipal government offices and the museum into the courthouse. Additional use of the facility will also be explored with a focus on rented space for community organization meetings and the inclusion of space for other community entities.

The civic re-use portion of this plan involves solving three community issues. Firstly, the courthouse itself is an issue that needs resolution. The building has been unoccupied for many years and constitutes an under-utilized resource within the community. Further, it is recognized that the best way to conserve an important heritage building is to have a long-term suitable use for the building. The primary use of the courthouse as the municipal offices and council chambers answers this preferred situation, as the local government authority is the most stable entity in the community. This would ensure proper maintenance and conservation of the building and would allow diversification of the use of space to a maximum degree. It is suggested that this

strategy allows for wide-spread community benefit and will result in the Wolseley Courthouse becoming a central facility to the functioning of the community.

The second component of the civic re-use plan is related to the Town Office building that is currently being used by the municipal government. This building has insufficient space to operate as an administrative office. Foremost among the issues with the functionality of this building is that there is no private office space. As is legislated in the Municipality Act, it is important that the Town Administrator use discretion in many matters pertaining to government function. Confidential conversation with elected officials and/or ratepayers is an important component of the administrator's responsibilities and is difficult to manage without an option for private office use. Further, the local government office is also an important archive and record-keeping facility. Currently, records are kept in the basement of the town office. This space is limited in size and is not conducive to the quantity of materials needing to be retained or to the functional organization of these records. Also, there exists the argument that the courthouse is a much more prestigious building than the current town office. It is suggested that upgrading to the courthouse would have a beneficial cultural impact that would be related to the pride of the community in their local government facilities. Once the town office is moved to the courthouse, the current town office building will be sold with all proceeds being allocated to the courthouse civic re-use project.

The third component of the civic re-use plan is the relocation of the Wolseley Museum to the courthouse. The museum has been closed to the public for several years due to severe structural problems with the building. Also, there has been an effort to consolidate the artifacts such that they tell the Wolseley Story in a more precise manner than which they currently do. Therefore, it is suggested that the museum can be housed in the basement of the courthouse and that particular artifacts, with accompanying information relating the significance of the artifact to the Wolseley Story, can be displayed in the lobby area of the courthouse. It is assumed that the bulk of the artifacts would remain in storage in the basement but this area could also be set up as a museum area. An important part of this re-use idea is that this strategy would result in many more people visiting the courthouse and the museum. Wolseley's famous Swinging Bridge terminates at the courthouse property and it is a natural assumption to consider that people using the bridge would extend their walk to include that of the Wolseley Courthouse and Museum. Further, the administrative staff would be present Monday to Friday (from 8 am to 5 pm) to provide access and security to visitors wishing to view the building and the museum. Additional to this portion of the civic re-use plan is the potential to generate revenue via i) the housing of other community organizations in the building (ie. Chamber of Commerce) and/or ii) through a community meeting room that can be rented on a short-term basis. Once the museum is relocated to the courthouse, the current museum buildings (building and Quonset) will be sold with all proceeds being allocated to the courthouse civic re-use project.

### **3. Proponent Information**

The Wolseley Heritage Foundation (WHF) is the lead proponent of the Wolseley Courthouse Civic Re-use Plan. It is expected that, upon resolving to agree in principle to purchase the courthouse, that The Town of Wolseley will become the lead proponent of the courthouse

project. The WHF will then act in a support role to the Town, in particular in the area of fund-raising, until the project is complete. Recently revitalized, the WHF hopes to build on previous successes that include the rebuilding of the Wolseley Swinging Bridge and the restoration of the Wolseley Town Hall/Opera Hall. The WHF's mandate is to work to preserve and maintain the historical infrastructure of Wolseley. As such, the WHF recognizes the cultural and historical importance of the Wolseley Courthouse to the community. This civic re-use plan has been endorsed by Wolseley municipal government, who also realizes the value of the Wolseley courthouse to the community of Wolseley.

#### **The Wolseley Heritage Foundation Board of Directors**

Deanna Fjestad (Chair), Stewart Scott (Treasurer), Marilyn Malo (Vice-President), Stephen Scriver (Secretary), Mayor Dennis Fjestad, George Fathers, Joel Kempfer, Kim Weber, Ross Keith, James Garden, Jacquie-Jacobs Marshall.

#### **The Mayor and Council of the Town of Wolseley**

Mayor Dennis Fjestad. Councillors: Larry Hilderman, Troy Kyle, Dan McKenna, Randy Quintyn, Ron Lyke, and Gerald Hill.

#### **Additional Partners/Direct Resources**

Provincial Heritage Architect Patricia Glanville; Provincial Manager of Historic Places Bruce Dawson; Canada Heritage Foundation Board of Directors Chairman Ross Keith; Executive Director of Canada Heritage Foundation Natalie Bull.

### **4. Project Benefits**

#### **Cultural Benefits:**

- Local municipal ownership of an historically important provincially-designated community asset.
- Complementary to the provincially-designated Town Hall/Opera Hall.
- Complementary to the objectives of the Saskatchewan Main Street Program.
- Meeting space for community organizations.
- Rental potential.

#### **Cost-Effective Benefits:**

- Year-round interior construction.
- Designed for high levels of use.

#### **Community/Economic Benefits:**

- Re-activate use of a significant provincially-designated Saskatchewan heritage building.
- Consolidation of municipal assets/services and correction of current situation.
- Daily use by the community.
- Prestigious municipal offices.
- Consolidations of governmental and NGO community entities.
- Promotional benefit of presence of Town Hall and Courthouse in Wolseley.

## **5. Project Timeline and Task Schedule**

It is suggested that this plan be implemented over a three-year period. This extended construction schedule will allow for the sale of the museum as well as provide opportunity to maximize grant application results. In this manner, it is hoped that the majority of required funds will be in place before construction is initiated. As there are no carrying costs for the purchase of the courthouse, it is further hoped that this schedule will allow for a seamless incorporation of the new uses for the facility.

### **Year One (2013)**

- Agreement in principle by Town of Wolseley to purchase courthouse.
- Town of Wolseley establishment of \$300,000 construction line of credit account.
- Negotiation with Sask Management for equivalent contribution.
- Prepare and release tenders for completion of Phase One of construction (exterior).
- Initiate and complete Phase One construction (exterior).
- Dissolution of museum and downsizing of museum artifact collection.
- Offer museum land and buildings for sale.
- Apply museum land sale monies to line of credit account.
- Grant application initiation.

### **Year 2 (2014)**

- Continue grant applications.
- Prepare and release tenders for completion of Phase Two of construction (interior).
- Initiate private donor program.
- Review lottery program.

### **Year 3 (2015)**

- Continued funding programs.
- Initiate and complete Phase Two construction (interior).
- Sale of current Town offices. Deposit proceeds to line of credit account.

## **6. Construction Schedule**

1. Acquire Ownership/Set up Line of Credit/Investigate Insurance
2. Select architect:
  - A. Conduct site visit.
  - B. Consult with Town on building usage. Review all systems, room layouts, access egress.
  - C. Items of concern include roof condition, plumbing systems, heating/cooling/ventilation/humidification systems, air quality and filtration systems, control systems, insulation/vapour barriers, electrical services, interior and exterior lighting, safety services, equipment and technology

services, vacuum capability, handicapped accessibility, fire code compliance, security, window/door design and colour, additional regulatory issues.

D. Architect to prepare construction drawings, confirm budget, prepare tender drawings and specifications.

3. Select Project Manager

- A. Prepare construction schedule.
- B. Secure construction fund.
- C. Issue tender drawings.
- D. Confirm contracts with town.
- E. Prepare on-site construction office.
- F. Install construction services/heat, power/washrooms/fire protection/safety.
- G. Confirm regulatory compliance.
- H. Complete on-site demolition.

4. Supervise museum artifact relocation to courthouse basement or other site as selected by Town of Wolseley.

5. Phase One Construction (exterior rehabilitation)

- A. Windows and doors.
- B. Handicapped access.
- C. Roof repair.
- D. Exterior painting/detail work.
- E. Irrigation services.
- F. Tree trimming or removal as needed.
- G. Signage and Exterior lighting.

6. Phase Two (interior renovation)

- A. Complete all interior rough-in specifications.
- B. Stairs to basement.
- C. Mechanical room/washrooms in basement.
- D. All electrical considerations.
- E. Install handicapped elevator.
- F. Insulation/vapour barrier.
- G. Fire caulking.

7. Interior Finish

- A. Repairs to plaster/drywall/taping etc.
- B. Painting of all surfaces.
- C. Woodwork trim.
- D. Flooring.
- E. Electrical/lighting/trims.
- F. Mechanical trims.

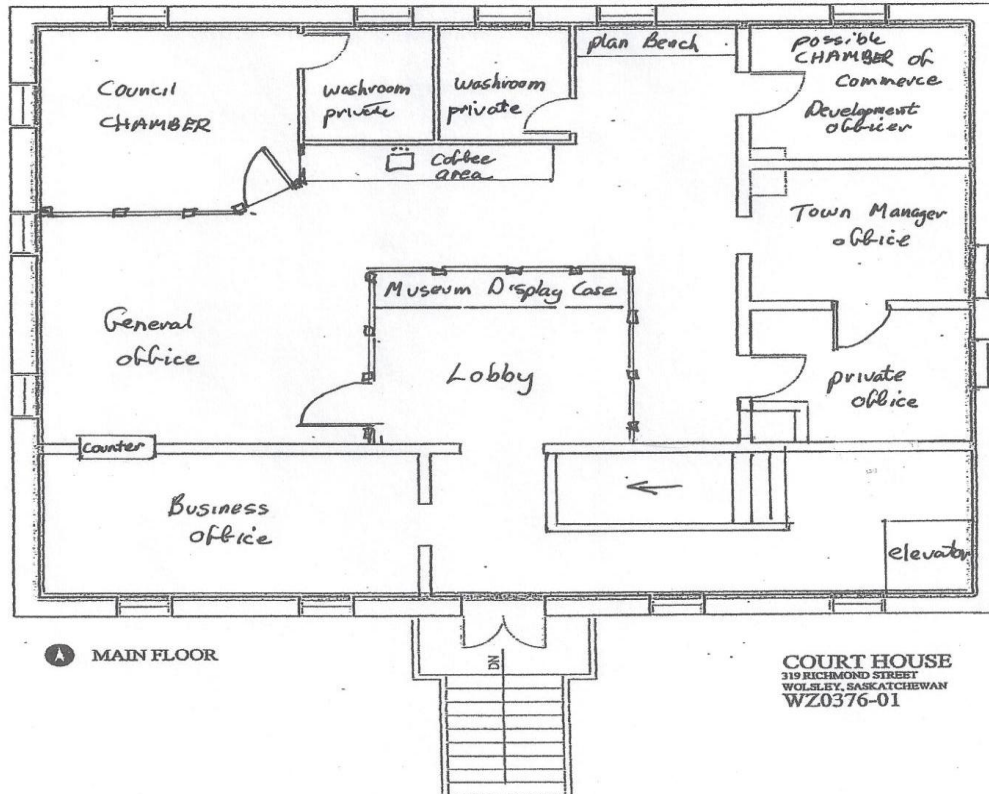
- G. Fire system commissioning.
- H. Safety/technology commissioning.
- I. Full building commissioning.
- J. Final inspections and sign-offs.
- K. Deficiency analysis.
- L. Town walk-through/approval.
- M. Deliver of excess furniture.
- N. Install phones/internet/satellite etc.
- O. Coordinate Town move to courthouse.

## **7. Conceptual Layout**

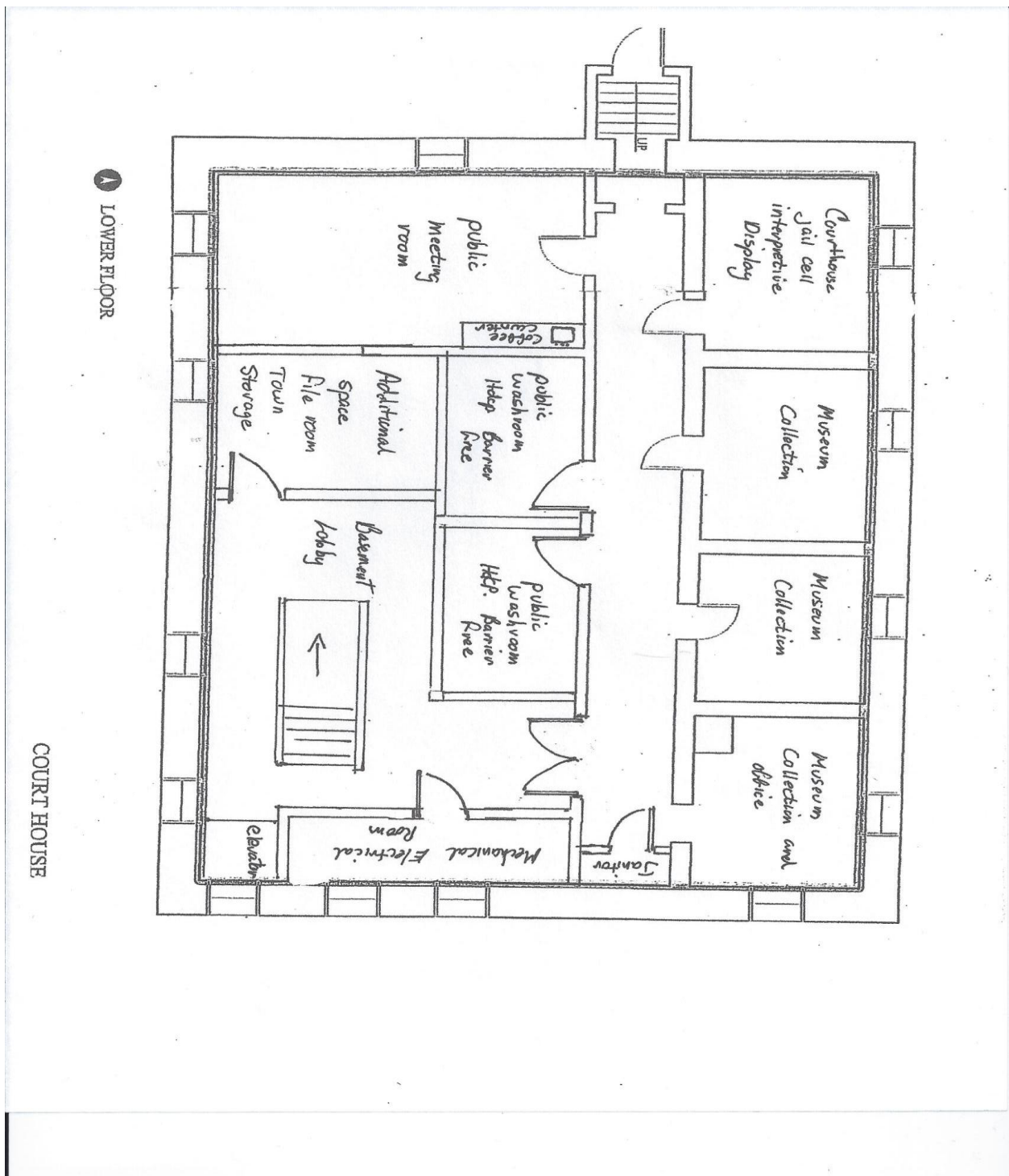
This section contains a suggested floor plan re-use for the interior spaces of the courthouse. This layout is intended to assist the understanding of building use, and people-flow patterns, and incorporates as many of the existing floor to ceiling walls and existing rooms as possible (see Appendix B: Existing Floor Plan). The walls which constitute the main lobby and the Council Chamber could be partition walls made of finished wood and need be only 10-12' in height. These walls would be cost effective and allow for free circulation of heating and cooling, as well as general fire protection, and would require no additional mechanical changes to the standard coverage. By re-using as many of the existing walls, rooms, and doorways demolition costs are greatly reduced and historic content is maximized. The full-height walls in the offices already provide a reasonable degree of privacy and each has a window. The main business office and lobby could have finished wood floors while the office areas should be carpeted for reasons of cost and noise abatement. The public washrooms in the basement are located close to mechanical services and would serve the Town clients as well as the organizations renting the public meeting room in the basement. After-hour use would be achieved by entering the building by the basement side entrance and building security would be maintained by locking the double doors at the end of the hallway. The mechanical room is located near the outside wall to take advantage of the existing electrical and fire services installed in that area. The two windows in the mechanical room could be removed and replaced with access panels to allow for furnace air intake and exhaust, air conditioning piping to condensers located outside, bathroom exhaust and combustion air for the furnaces. This side of their building is the least seen area and presents the most cost effective location for these components. These drawings are intended to assist in visualizing the multiple uses of this structure and in no way limit re-design opportunities prior to construction. A major problem at this time is the handicap elevator. Architectural help would be required to come to a suitable design for the entrance to the elevator from street level. The level of interior finish is a major expense area and would require additional consultation, although most of the costs associated with this item are contained within the supplied budget.



## Suggested Floor Plan Layout of Main Floor



## Suggested Floor Plan Layout of Basement



## 8. Project Budget

Exterior Expenses	Expense Description	Expense Amount
	Windows and doors (installed)	\$ 140,000
	Painting and detailing	\$ 10,000
	Landscape/irrigation/sidewalk	\$ 38,000
<b>Total Exterior Expenses</b>		<b>\$ 188,000</b>
<b>Interior Expenses</b>		
	Architectural drawings and tenders	\$ 60,000
	Demolition/insulation/vapour Barrier	\$ 60,000
	Mechanical systems/heating/cooling/controls	\$ 120,000
	Electrical/lighting	\$ 80,000
	Handicapped access/elevator	\$ 70,000
	Interior framing/sub-floor	\$ 30,000
	Stairs to Basement	\$ 10,000
	Security/safety/technology wiring	\$ 20,000
	Painting/ trim refurbishment	\$ 50,000
	Flooring	\$ 50,000
	Public washrooms in main floor and basement	\$ 80,000
<b>Total Interior Expenses</b>		<b>\$ 630,000</b>
<b>Total Expenses</b>		<b>\$ 818,000</b>

## **9. Financing Plan**

Town of Wolseley commitment to this project is recommended at \$300,000. Proceeds from the sales of municipal properties related to this proposal are expected to generate \$135,000. This amount will be dedicated to the courthouse re-use project and is included in the municipal contribution of \$300,000. Additionally, it is hoped that the Ministry of Central Services will match this amount conditional upon no further monies being required of, or solicited from, the Ministry of Central Services for Wolseley Courthouse in the future. The remainder of monies (\$218,000) will be generated by The Wolseley Heritage Foundation through grant applications and other fund-raising activities, in partnership with The Town of Wolseley, The Ministry of Parks, Culture and Sports, The Heritage Canada Foundation, and private donors. It is expected that these fund-raising activities will occur prior to the commencement of construction. Any overages achieved through the fund raising process will be applied to The Town of Wolseley contribution.

## **10. Conclusion**

As is detailed in this proposal, The Wolseley Heritage Foundation's plan to restore the courthouse to a condition of use as suggested in this document would be a significant and beneficial enhancement to the community of Wolseley that includes cultural and economic connotations. This project was identified by way of the extensive community consultation led by the Heritage Canada Foundation, and subsequently documented in their Main Street Wolseley Implementation Plan (available on request), in March 2012. As such, it can be stated with confidence that the community of Wolseley is firmly in support of this project. For further information regarding this plan, or any other item related to the Wolseley Heritage Foundation's Civic Re-Use Project, please contact Ed Attridge at the Main Street Wolseley Office at (306) 698- 2769.

## **Appendix A: Wolseley Court House Statement of Significance.**

**Approved January 12, 2005.**

**PHP 581**

### **Description of Historic Place**

The Wolseley Court House is a Provincial Heritage Property located on a landscaped block of land at the corner of Ouimet and Richmond Street within the Town of Wolseley. It is a one-storey brick building with a fieldstone foundation built between 1893 and 1895.

### **Heritage Value**

The heritage value of the Wolseley Court House lies in its status as the oldest surviving court house in Saskatchewan. Built between 1893 and 1895, the building is the only remaining court house from the Territorial period of Saskatchewan history. The choice of Wolseley for the new Judicial District reflects the importance of the town during the early settlement period. The building ceased operation as a court house in 1909, but continued to serve as a public building in the community for many years.

The heritage value of the property also lies in its architecture. The building was designed under the direction of Thomas Fuller, Chief Dominion Architect and constructed by local notables R. A. Magee and E.A. Banbury. Built of brick and fieldstone the building exhibits a Georgian influence in its simple symmetrical layout, hip roof and the arrangement of its windows. In the early 1980's, the porch, cupola and sheet metal roof were restored to reflect its original function as a court house.

Situated on a well landscaped plot of land, the Wolseley Court House is also valued for its grounds. The landscaping reflects the property's prestigious nature as it is set back from the roadway and overlooks the town lake. The prestige of the property is further enhanced through its connection with the town's commercial district via a pedestrian swing bridge.

### **Sources**

Province of Saskatchewan, Notice of Intention to Designate as Provincial Heritage Property under the Heritage Property Act, August 18, 1982.

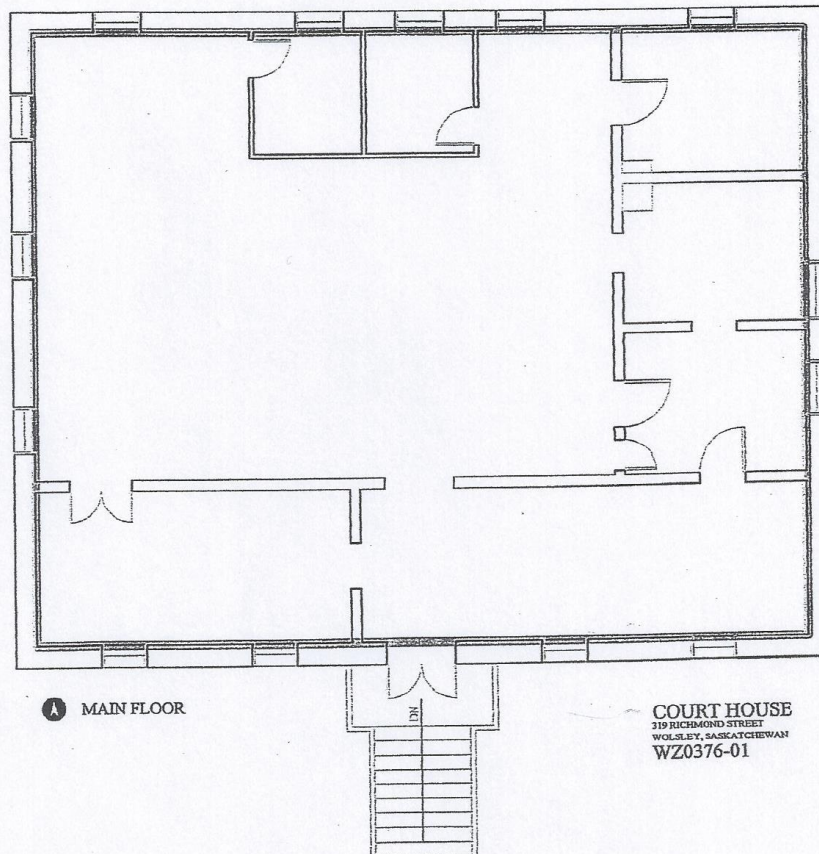
Province of Saskatchewan, Order to Designate as Provincial Heritage Property under the Heritage Property Act, November 24, 1982.

### **Character-defining elements**

The heritage value of the Wolseley Court resides in the following character-defining elements:

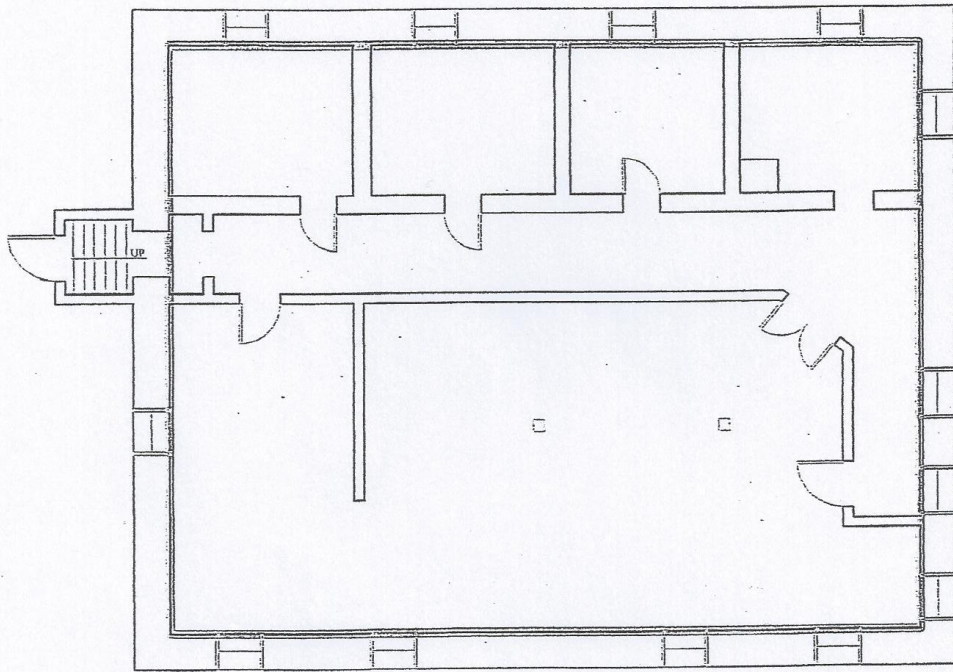
- those exterior elements that speak to the building's use as a court house such as the brick façade, the flag pole, the sheet metal roof, the wooden porch and cupola;
- those original elements of the interior that reflect the building's use as a courthouse such as the basement jail cells and wooden moldings;
- those elements that reflect the prestigious nature of the property, such as the surrounding landscape and its position on the lake at the entrance of the swing bridge.

## Appendix B: Existing Floor Plan





## Appendix B: Existing Floor Plan



▲ LOWER FLOOR

COURT HOUSE  
319 RICHMOND STREET  
WOLSEY, SASKATCHEWAN  
WZ0376-01

## **Appendix C: Proponent Structure and Associated Partners**

